QUITCLAIM DEED

FROM: BYRON R. TRAUGER

TO: ALETA ARTHUR TRAUGER

This instrument was prepared by:
Byron R. Trauger, Esquire
Doramus & Trauger
701 Broadway
Nashville, Tennessee 37203

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
2509 Oakland Avenue Nashville, TN 37212	Same	117-4 15

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me this 14th day of August, 1991.

Notary Public

My Commission Expires:

My Commission Expires March 26, 1994

FOR AND IN CONSIDERATION OF the sum of Two Hundred Thousand Dollars ($200,000.00), the receipt of which is hereby acknowledged, Byron R. Trauger has bargained and sold, and by these present does transfer, quitclaim and convey unto the said Aleta Arthur Trauger, her heirs, successors, and assigns, all of his right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 197 in the Belmont Land Co.'s Plan of lots called "Belmont Heights" as of record in Plan Book No. 421, page 34, Register's Office for said County. The said southerly 50 feet of Lot No. 197 fronts on the westerly side of Oakland Street and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Byron R. Trauger and wife, Nancy-Ann E. Min from Robert I. Winner and Susan G. Winner by deed of record in Book 6489, Page 127, Register's Office for Davidson County, Tennessee, and the same property conveyed to Byron R. Trauger from Nancy-Ann E. Min, by deed of record in Book 7423, Page 604, 605 and 606, Register's Office for Davidson County, Tennessee.

This is improved property known as 2509 Oakland Avenue, Nashville, Tennessee.

TRACT II

Land lying in the 18th Councilmanic District of Nashville, Davidson County, Tennessee and being the northerly 25 feet of Lot 198 on a plat of the resubdivision of Lots 198 and 197, Belmont Heights, of record in Plat Book 6200 at page 498, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of Oakland Avenue, said point being the southeasterly corner of the herein described property; thence S 81 deg. 57 min. 12 sec. E 175.00 feet to an iron pin in the easterly margin of a 15 foot alley; thence with said alley N 9 deg. 27 min. 37 sec. E 25.00 feet to Trauger's southwesterly corner; thence with Trauger's southerly line, S 81 deg. 57 min. 12 sec. E 175.00 feet to the westerly margin of Oakland Avenue; thence with said avenue S 9 deg. 27 min. 37 sec. E 25.00 feet to the beginning.

Being the same property conveyed to Byron R. Trauger and wife, Nancy-Ann E. Min from Barbara J. Highers Hackett and husband, Rudy J. Trudel, by deed of record in Book 7081, Page 216, Register's Office for Davidson County, Tennessee, and the same property conveyed to Byron R. Trauger from Nancy-Ann E. Min, by deed of record in Book 7423, Page 604, 605 and 606, Register's Office for Davidson County, Tennessee.

This is unimproved property once known as 2515 Oakland Avenue, but now known as 2509 Oakland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Aleta Arthur Trauger, her heirs, successors, and assigns, forever.

Witness my hand this 14th day of August, 1991.

Byron R. Trauger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

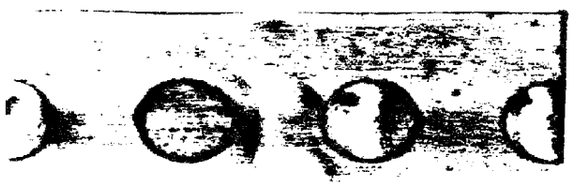
Personally appeared before me, Byron R. Trauger, a Notary Public of said County and State, Byron R. Trauger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 1991.

Notary Public

My Commission Expires:

My Commission Expires March 26, 1994



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8420 PAGE 866

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	6.00
TOTAL	747.00
CHECK	747.00

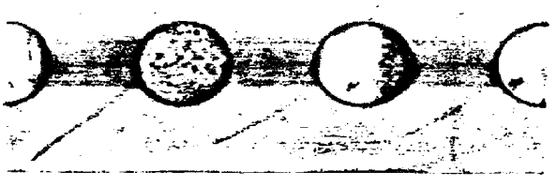
08/14/91 01 15:50 0001 3695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39199

IDENTIFICATION

AUG 14 3 48 PM '91



No. 450241