This instrument prepared by:
R. Otis Goodin, Jr.
One NationsBank Plaza
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me on the 22 day of January, 1992.

Notary Public
My commission expires March 26, 1994

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Kenneth S. Brake, Jr. c/o Rock City Realty 615 Murfreesboro Rd. Nashville, TN 37210	Same	Map 106-5 Parcels 74,75, 76 and 77

WHEREAS that certain trust indenture dated March 12, 1965, and known as the Kenneth S. Brake, Jr. Living Trust, has, by its terms, terminated as of January 1, 1992,

NOW THEREFORE, for and in consideration of One Dollar ($1.00) and other good and valuable consideration, NationsBank of Tennessee, formerly known as Sovran Bank/Central South, ("Grantor"), by these presents, does hereby quitclaim and convey to Kenneth S. Brake, Jr. ("Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more specifically described as follows, to-wit:

TRACT 1: Being the southerly portions of Lots 1, 2 and 3 on the map of A. M. Brown's Subdivision, as of record in Book 57, page 126, Register's Office for said County, more particularly delineated thusly: BEGINNING at a chiseled cross on the sidewalk at the southerly end of the southeasterly return of the intersection of Murfreesboro Road, U.S. 41 and 70-S, and Polk Avenue; thence northeasterly with a 15.00 foot radius curve to the right, a distance of 27.95 feet to a chiseled cross on the sidewalk in the south margin of Murfreesboro Road, as widened; thence with said margin South 70 deg. 38 min. East a distance of 157.4 feet to an iron pin; thence with the common line of Lots 3 and 4, South 19 deg. 17 min. North a distance of 134.4 feet to an iron pin in the North R.O.W. of a 10 foot alley; thence with said R.O.W. North 70 deg. 43 min. West a distance of 137.3 feet to an iron pin in the Easterly margin of Polk Avenue; thence with said margin, North 2 deg. 37 min. East a distance of 120.4 feet to the beginning, containing 21,090 square feet, or 0.48 acres, more or less.

Lot No. 1 being the same property referred to as Tract "H" in deed from Kenneth S. Brake et al. of record in Book 2651, page 50 and Lots Nos. 2 and 3 being the same property referred to as Tract "K" in said deed of record in Book 2651, page 50, said Register's Office.

TRACT 2: Being Lot No. 6 on the map of A.M. Brown's Subdivision, as of record in Book 57, page 126, said Register's Office, more particularly described as follows: BEGINNING at an iron pin at the Southeast intersection of Polk Avenue and a 10 foot alley, said pin also being 130.79 feet from the Southerly end of the Southeasterly return at the intersection of Polk Avenue and Murfreesboro Road; thence with the Southerly margin of said alley, South 70 deg. 43 min. East a distance of 138.3 feet to an iron pin at the intersection with the Westerly margin of another 10 foot alley; thence with said Westerly margin South 2 deg. 37 min. West a distance of 27.1 feet to an iron pin; thence North 86 deg. 24 min. West a distance of 132.5 feet to an iron pin in the Easterly margin of Polk Avenue; thence with same, North 2 deg. 37 min. East a distance of 64.5 feet to the beginning, and containing 6,067 square feet, or 0.14 acre, more or less.

BEING the same property conveyed to Kenneth S. Brake Sr., as Trustee, by deed from Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 4693, page 548, Register's Office for Davidson County, Tennessee, the said Kenneth S. Brake, Sr. having died on April 4, 1974; and pursuant to the provisions of a Trust Indenture dated March 12, 1965, of record in Book 4693, page 552, said Register's Office, upon the death of the said Kenneth S. brake, Sr., Third National Bank in Nashville was appointed as Trustee of the trust created therein; and further being the same property subject to that Order of the Probate Court of Davidson County, Tennessee, of record in Book 8219, page 711, said Register's Office, by which Sovran Bank/Central South was appointed successor trustee in the place and stead of Third National Bank in Nashville.

Grantor further quitclaims and conveys to Grantee all of Grantor's right, title and interest in and to that certain lease agreement with Chevron Oil Company, dated October 30, 1972, subject to the terms and conditions as set forth in said lease agreement.

Said property is conveyed, without warranty of title whatsoever, subject to the aforesaid lease agreement and such other limitations, restrictions, setback lines, and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of January, 1992.

NATIONSBANK OF TENNESSEE,
as Trustee

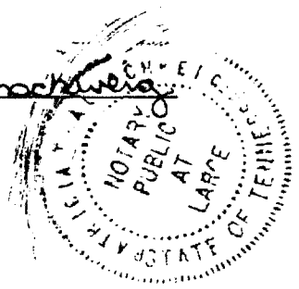
By: _____
R. Otis Goodin, Jr.
Title: Vice President & Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared R. Otis Goodin, Jr., to me personally known, who acknowledged that he is Vice President and Trust Officer of NationsBank of Tennessee, as Trustee, the within named bargainor, and that he, as such officer, being authorized so to do, executed the within instrument for the purpose therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office on this the 22 day of January, 1992.

Patricia Braunschweig
NOTARY PUBLIC



My commission expires: March 26, 1994

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IDENTIFICATION REFERENCE

FEB 3 [illegible] AM '92

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9.00