STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400'000.00.

H. Watkins III
Affiant

Subscribed and sworn to before me, this the 29th day of April, 1992.

Notary Public

My Commission Expires: 11/26/94

This instrument prepared by:
David W. McMackin
McMackin, Garfinkle, McLemore & Walker
150 Fourth Avenue North
Suite 1650
P.O. Box 198947
Nashville, Tennessee 37219
(615) 255-4545

Address New Owner	Send Tax Bills to	Map-Parcel Number
234 Fourth Avenue North, Inc. 201 Rose Hall Nashville, TN 37212	Same	093-02-3-145 5W03990

QUITCLAIM DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, by these presents, quitclaims, grants, and conveys unto 234 Fourth Avenue North, Inc., a Tennessee corporation, all of its right, title, and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 52 on the original Plan of Nashville, Davidson County, Tennessee, not of record, described as follows:

Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at a point 77 feet, 11½ inches south of Union Street; thence southerly and along the eastern margin of said Fourth Avenue North, 21 feet 3 inches; thence in an easterly direction along the south wall of said building 48 feet, 8½ inches to a dead line; thence northerly along a brick wall, the rear of said premises, 21 feet, 3 inches to a point, thence, along the inside wall enclosing the stairway on the adjoining building in a westerly direction, 48 feet 8½ inches to the point of beginning and being known as City No. 234 in Nashville, Tennessee, the south wall of said property adjoining the north wall of Jacob McGavock's lot.

Being the same property conveyed to Third Federal, Inc., a Tennessee corporation, by deed from William T. DePriest, of record in Book 8500, page 858, Register's Office, Davidson County, Tennessee.

This is improved property, known as 234 Fourth Avenue North, Nashville, Tennessee 37219.

The legal description contained herein is the same as the previous deed of record.

This conveyance is made subject to:

1. Rights or claims of parties in possession.

2. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in areas or encroachments, which a correct survey or an inspection of the premises would disclose.

3. General or specific taxes and assessments required to be paid in the year 1992 and subsequent years.

4. Liability is excepted by reason of the rights of tenants under unrecorded leases of the subject premises. In particular liability as to the present lease to Travel, Inc., not of record.

5. Particular attention is called to the deed and quitclaim deed of record in Book 943, page 596, Register's Office for said County, wherein the American National Bank conveyed to United Realty Company certain land in the rear of premises. It is recited in said deed that a portion of the building, which apparently was upon the premises in question, extended or projected eastwardly upon the property wherein conveyed to United Realty Company.

6. Declaration of Reciprocal Easements of record in Book 6230, page 498, Register's Office for said County, including rights of first refusal.

7. Deed of Trust executed by Third Federal, Inc., to Edward T. Brading, Trustee, dated December 4, 1991, recorded December 4, 1991, of record in Book 8500, page 861, Register's Office for said County, given to secure indebtedness and obligations owed to William T. DePriest.

Witness my hand this 29th day of April, 1992, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIRD FEDERAL, INC.

By: _____
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben H. Willingham, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Third Federal, Inc., with within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of April, 1992.

Notary Public

My Commission Expires: 11/26/94

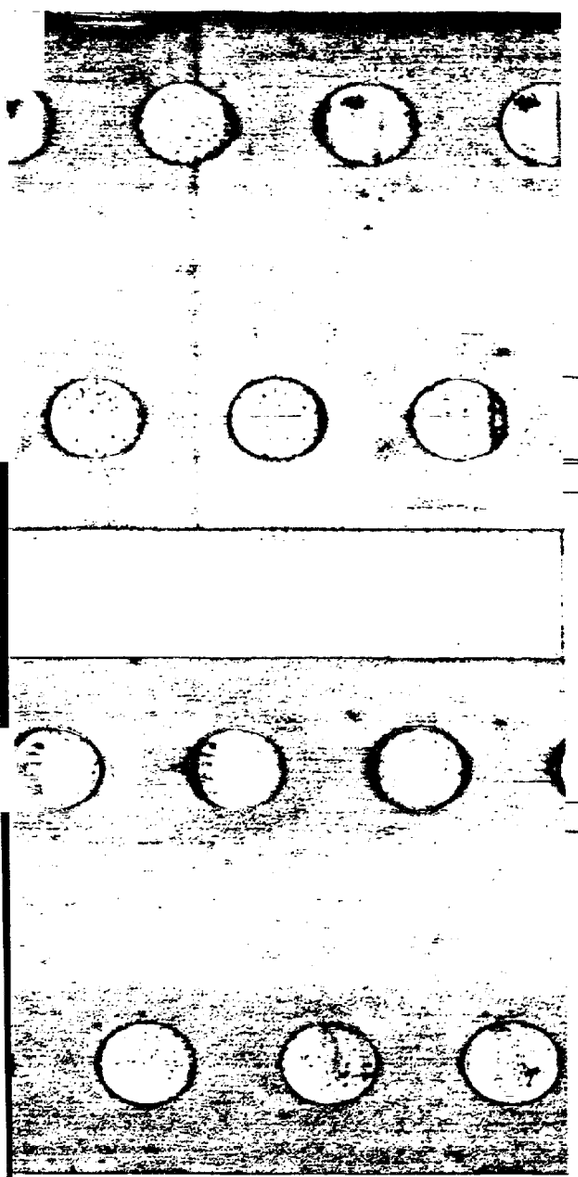
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IDENTIFICATION REFERENCE

MAY 8 9 56 AM '92

FELIX Z. WHITE, JR. REGISTER



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

RECEIVED OF _____

FOR _____

BOOK 8621 PAGE 834

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	400000.00
CON TX	1480.00
PRFEE	1.00
WDEED	9.00
TOTAL	1490.00
CHECK	1490.00

05/08/92 01 09:58 0001 4867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.6.4.6

IDENTIFICATION REFERENCE

MAY 8 9 56 AM '92

FELIX Z. WILSON, II REGISTER

No. 529114