QUITCLAIM DEED

BOOK 8622 PAGE 983

FROM:

Max Investments, a South Carolina Limited Partnership

TO:

Glenna B. Fenn

THIS INSTRUMENT WAS PREPARED BY RICHARD D. MOORE, LEVINE, MATTSON, ORR & YOUNG 210 THIRD AVENUE NORTH, P. O. BOX 2708 NASHVILLE, TENNESSEE 37219		
NEW OWNER	**TAX BILLS TO**	**MAP/PARCEL**
Glenna B. Fenn 964 Main Street Nashville, Tennessee 37206	Horner Rausch Company (or Occupant) 968 Main Street Nashville, Tennessee 37206	82-12-295

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $170,000.

AFFIANT

Subscribed and sworn to before me, this 8th day of May, 1992.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 23, 1993

FOR AND IN CONSIDERATION OF the sum of Ten Dollars cash in hand paid by the Buyer/Grantee, Glenna B. Fenn, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Seller/Grantor, Max Investments, a South Carolina Limited Partnership, Peter Thyssen, General Partner, does hereby quitclaim and convey unto Glenna B. Fenn, her heirs and assigns, the following described real property located in the County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 4 and Lot No. 5 on the Plan of Davis Addition to Edgefield, now East Nashville, of record in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee, and being described according to a survey made by John Kohl and Company, P.C., dated July 2, 1987 and described as follows:

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BEGINNING at a point in the southerly margin of Main Street at the northwest corner of Lot 5 Davis Addition to Edgefield of record in Plan Book 1, page 41, Chancery Court, Davidson County, Tennessee; thence with the southerly margin of Main Street North 65 degrees 05 minutes 00 seconds East 100.00 feet to a point beginning the northeast corner of Lot No. 4 Davis Addition to Edgefield, in Plan Book 1, page 41, Chancery Court for Davidson County, Tennessee; thence South 25 degrees 30 minutes 35 seconds East 160.00 feet to the northerly margin of alley Number 258; thence with the northerly margin of alley Number 258, South 65 degrees 05 minutes 00 seconds West 100.00 feet to a point; thence North 25 degrees 30 minutes 35 seconds West 160.00 feet to a point of beginning.

BEING the same property conveyed to Max Investments, a South Carolina Limited Partnership, by deed from George E. Bandy, of record in Book 7300, page 583, Register's Office of Davidson County, Tennessee.

Said property is transferred subject to a Deed of Trust and Security Agreement from Max Investments, a South Carolina Limited Partnership, to Robert L. Jackson, Trustee, of record in Book 7300, page 590, Register's Office for Davidson County, Tennessee, and any and all zoning regulations, building restrictions and set back lines, easements, right-of-ways for public utilities, restrictive covenants and encumbrances, if any, as may affect the property.

THIS IMPROVED PROPERTY IS KNOWN AS: 968 Main Street, Nashville, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of May, 1992.

SELLER/GRANTOR: MAX INVESTMENTS, A SOUTH CAROLINA LIMITED PARTNERSHIP

BY: Peter Thyssen
PETER THYSSEN, General Partner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for the County and State aforesaid, Peter Thyssen, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes herein contained and who further acknowledged that he is the General Partner of the Seller/Grantor, Max Investments, a South Carolina Limited Partnership, and that he is authorized to execute this instrument on behalf of said Seller/Grantor.

WITNESS my hand and official seal at office in Nashville, Tennessee this 8th day of May, 1992.

NOTARY PUBLIC

My Commission Expires:

11/25/95

cmbL0501/qcdeed

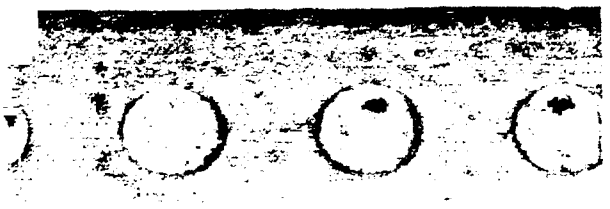
09103

IDENTIFICATION

MAY 8 3 42 PM '92

PICK-UP

5358 05/08 0101 03CHECK 636.00



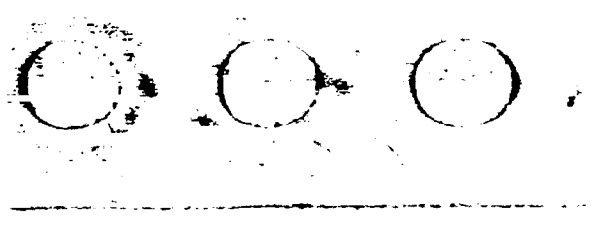
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8622 PAGE 991

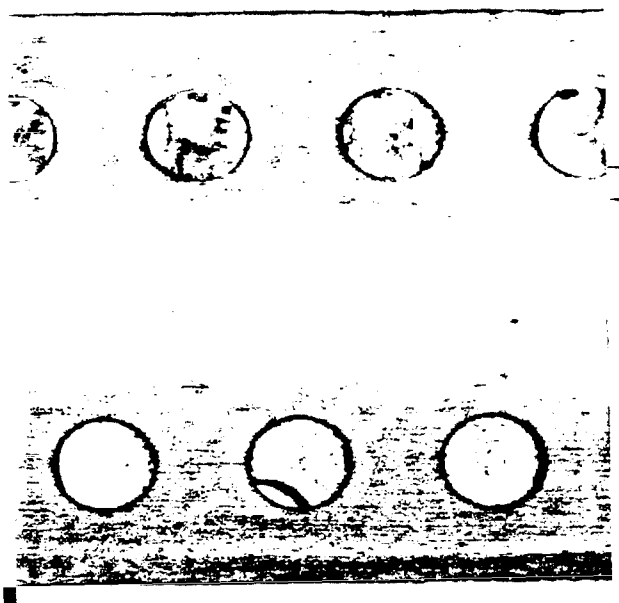


CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 6.00
TOTAL 636.00
CHECK 636.00

05/08/92 01 15:41 0001 5358



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09103

IDENTIFICATION REFERENCE

MAY 8 3 42 PM '92

FELIX Z. WILSON, II

No. 529595