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Prepared by:
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MANIER, HEROD, HOLLABAUGH & SMITH
A Professional Corporation
2200 One Nashville Place
150 Fourth Avenue South
Nashville, TN 37219
(615)244-0030

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Phyllis R. Alper 102 Bonaventure Place Nashville, TN 37205	Benjamin J. Alper, M.D. St. Thomas Medical Plaza, East 4230 Harding Road Nashville, TN 37205	116-6/33

FOR AND IN CONSIDERATION OF One Dollar ($1.00), the receipt of which is hereby acknowledged, Benjamin J. Alper, M.D., by these presents and for the purpose of vesting his spouse, Phyllis R. Alper, with title in fee simple to the property described herein, does hereby quitclaim and convey unto Phyllis R. Alper, her successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot No. 3 on the Plan of Bonaventure Place, as of record in Book 5200, page 424, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben J. Alper, M.D. by deed from Belle Meade Properties I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation of record in Book 5908, page 312, Register's Office for said County.

This conveyance is made subject to encumbrances of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 4 day of May, 1992.

Benjamin J. Alper

Benjamin J. Alper, M.D.

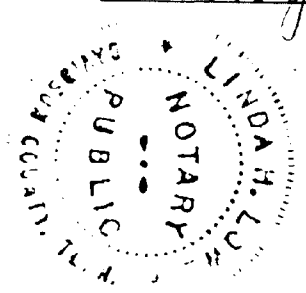
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda Lowe, Notary Public in and for said County and State, Benjamin J. Alper, M.D., the within named bargainor, 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, this 6th day of May, 1992.

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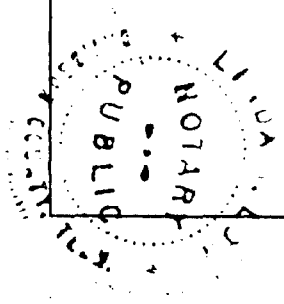
Linda H. Love
Notary Public
My commission expires:
3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

Benjamin J. Alper
Benjamin J. Alper, M.D., Affiant

Subscribed and sworn to before me, this the 6th day of May, 1992.



Linda H. Love
Notary Public
My commission expires:
3/25/95

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IDENTIFICATION

MAY 11 3 29 PM '92

PICK-UP