THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
George Gianikas 309 White Bridge Road Nashville, TN 37209	Same	Map: 104-8 Parcel: P/O 137

Mail

FOR AND IN CONSIDERATION OF Fifteen Thousand and No/100 ($15,000.00) Dollars cash in hand paid and in accordance with a Net Ground Lease dated July 24, 1990, CASON A. DICKINSON, a single person, JOHN A. SPANN, III, and wife, LOUISE P. SPANN, hereinafter referred to collectively as "Grantors," have bargained and sold, and do hereby transfer and convey unto GEORGE GIANIKAS, hereinafter referred to as "Grantee," his heirs and assigns forever, all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

This is unimproved real property.

This interest in property is conveyed subject to taxes, easements, restrictions, and encumbrances as may affect the same, including, but not limited to 1992 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, and must be used as required and depicted in Ordinance No. 089-669, making applicable the provisions of the Neighborhood Conservation District; Ordinance No. 089-670, making applicable a Commercial Planned Unit Development District; and the provisions of the University Center Urban Renewal Plan.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on this the 17th day of July, 1992.

CASON A. DICKINSON

JOHN A. SPANN, III

LOUISE P. SPANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

AFFIANT

SUBSCRIBED and sworn to before me this 17th day of July, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-26-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Marshall, a Notary Public in and for said State and County, the within named CASON A. DICKINSON, JOHN A. SPANN, III, and LOUISE P. SPANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 17th day of July, 1992.

Jan Marshall
NOTARY PUBLIC

MY COMMISSION EXPIRES:
3-26-94

EXHIBIT "A"

LEGAL DESCRIPTION BOOK 8679 PAGE 425

BEGINNING at a point in the centerline of Blakemore Avenue, said point being referenced from an iron pin at the intersection of the northerly right-of-way of Blakemore Avenue with the westerly right-of-way of 19th Avenue South by the following courses:

BEGINNING at the aforementioned iron pin; thence North 84 degrees 03 minutes 28 seconds West, 25.0 feet to the point in the centerline of Blakemore Avenue, the beginning point of the property described herein; thence from said point of beginning, South 05 degrees 56 minutes 32 seconds West, 25.0 feet to a point in the southerly right-of-way of Blakemore Avenue; thence North 84 degrees 03 minutes 28 seconds West, 393 feet, more or less, to a point; thence, Northwesterly 33 feet, more or less, to a point; thence North 05 degrees 56 minutes 32 seconds East, 4 feet, more or less, to a point in the centerline of Blakemore Avenue; thence with the centerline of Blakemore Avenue, South 84 degrees 03 minutes 28 seconds East, 418 feet, more or less, to the point of beginning.

BEING the southerly one-half of the right-of-way of Blakemore Avenue as shown on the Preliminary Plan of the Blakemore Associates Planned Unit Development as prepared by Manuel Zeitlin and Associates, dated June 23, 1988, also being the same property conveyed to Cason A. Dickinson by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, by a deed of record in Book 8094, Page 108, Register's Office for Davidson County, Tennessee, and also being the same property in which Cason A. Dickinson conveyed an undivided one-half (1/2) interest to John A. Spann, III, by a deed of record in Book 8156, Page 368, Register's Office for Davidson County, Tennessee.

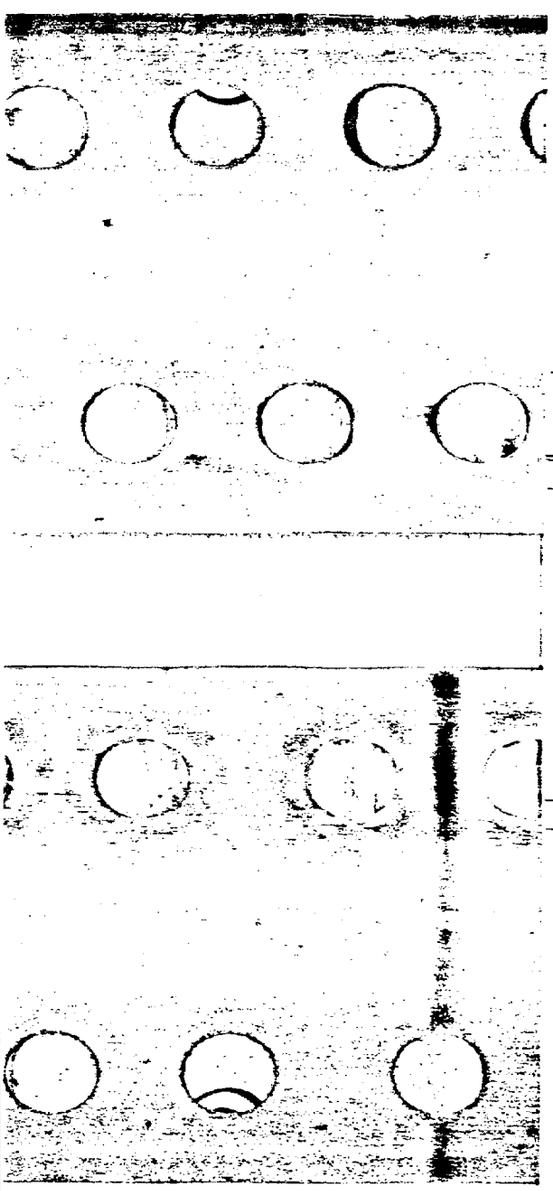
28875

IDENTIF. TREFERENCE

JUL 20 12 33 PM '92

FELIX Z. MILLON JR REGISTER
DAVIDSON COUNTY TN.

7044 07/20 0101 03CHECK 68.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8679 PAGE 426

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 15000.00
				CON TX 55.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 68.50
				CHECK 68.50
			07/20/92 01	12:33 0001 7044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28875

IDENTIF. TREFERENCE

JUL 20 12 33 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551765