This Instrument Prepared by:

KIRKSEY & CRON (CPC)
109 Westpark Dr., Suite 360
Brentwood, Tennessee 37024-2427

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
The 4-J L.P. 1630 Church Street Alley Nashville, TN 37203	The 4-J L.P. 1630 Church Street Alley Nashville, TN 37203	P/O 92-8-316, 317 and 318

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $0.00.

James N. Stansell
Affiant

Subscribed and sworn to before me this 27th day of May, 1994

Sandie J. Vanderpool
Notary Public

My Commission Expires: 11/20/96

PICK-UP

94 MAY 27 PM 1:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
54919

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FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, we, **JAMES N. STANSELL and wife, DOLORES R. STANSELL,** (hereinafter "Grantor"), by these presents, do hereby transfer, quitclaim and convey unto **THE 4-J L.P., a Tennessee Limited Partnership,** (hereinafter "Grantee"), its successors and assigns, an undivided one-third (1/3) interest in the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 43, 44 and the northerly 33 1/2 feet of Lot No. 45 on the Plan of Hynes Addition to Nashville, as of record in Minute Book 13, page 85, Chancery Court at Nashville, Davidson County, Tennessee.

Said lots Nos. 43, 44 and the northerly 33 1/2 feet of Lot No. 45 front together 146 1/2 feet on the westerly side of 14th Avenue North and extend back between parallel lines 140 feet to an alley measuring 146 1/2 feet thereon.

Being part of the same property conveyed to James N. Stansell by deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, d/b/a J. R. & M. Company, of record in Book 9083, page 696, Register's Office for Davidson County.

Dolores R. Stansell joins in this conveyance to transfer and convey any interest she may have in said property by reason of marriage.

This property is known as 311, 313 and 315 14th Avenue North, Nashville, Tennessee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed this 27th day of May, 1994.

James N. Stansell
JAMES N. STANSELL

Dolores R. Stansell
DOLORES R. STANSELL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James N. Stansell and Dolores R. Stansell, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of May, 1994.

Sandra J. Vandergriff
Notary Public

My Commission Expires: 11/20/96

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