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, Jr.
Affiant

Subscribed and sworn to before me this 30th day of May, 1994.

Notary Public

My Commission Expires: 9/16/95

94 MAY 27 PM 1:47
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE 54921

****

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, I, **JAMES N. STANSELL, JR., as custodian for KATHERYN L. STANSELL under the Tennessee Uniform Transfers to Minors Act**, (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-sixth (1/6) 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 the same property conveyed to James N. Stansell, Jr., as custodian for Katheryn L. Stansell under the Tennessee Uniform Transfers to Minors Act, by deed from James N. Stansell, of record in Book 9205, page 197, Register's Office for Davidson County.

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 20th day of May, 1994.

James N. Stansell, Jr.
JAMES N. STANSELL, JR.
as custodian for Katheryn L. Stansell
under the Tennessee Uniform Transfers
to Minors Act

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, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 20TH day of May, 1994.

Anthony J. Chaffin
Notary Public

My Commission Expires: 9/16/95

\STANSELL\QC-DEED3.4J

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