THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY
WESTLAKE & MARSDEN, P.C.
Third National Financial Ctr.
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

Maximum Principal Indebtedness for
Tennessee Recording Tax Purposes is $-0-.

QUITCLAIM DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
HORTENSE DOWNARD IRREVOCABLE TRUST c/o 221 Kensington Park Nashville, TN 37215	Same	120-148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Five Thousand Dollars ($5,000).

Sullivant Marsde
AFFIANT

Janis G. Lomax
NOTARY PUBLIC

My Commission Expires: 9-21-96

JANIS G. LOMAN NOTARY PUBLIC DAVIDSON CO. TN

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, NASHVILLE ASSOCIATES ("GRANTOR"), conveys and quitclaims to the HORTENSE DOWNARD IRREVOCABLE TRUST ("GRANTEE"), its heirs, successors and assigns, an interest in certain real property in Davidson County, State of Tennessee, described as follows, to wit:

> LAND lying in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, according to a survey dated January 12, 1994 by Ragan-Smith-Associates, Inc., John O. Spry, Registered Land Surveyor, Tennessee No. 727 and being more particularly described as follows:

BEGINNING at an existing iron pin on the westerly right-of-way line of McGavock Pike (60-foot right-of-way) that is 528.54 feet South of the southerly and of the southwesterly return curve at the intersection of McGavock Pike and Murfreesboro Pike, U.S. 41 and 70-S State Route 1 (right-of-way width varies). Said iron pin being the northeasterly property corner of a tract of land deeded to the Hortense Downard Irrevocable Trust, F/B/O Melina Medlin as of record in Deed Book 8828, Page 143, Register's Office for Davidson County, Tennessee; thence,

LEAVING the westerly right-of-way line of McGavock Pike, with the northerly property line of the Hortense Downard Irrevocable Trust Tract, North 72° 37' 00" West, 541.47 feet to an existing iron pin on the easterly right-of-way line of the C.S.X. Railroad (120-foot right-of-way); thence,

WITH the easterly right-of-way line of the railroad, North 18° 01' 10" East, 80.35 feet to an iron pin (set); thence,

LEAVING said right-of-way line, with a severance line, South 71° 32' 36" East, 547.27 feet to an iron pin (set) on the westerly right-of-way line of McGavock Pike; thence,

SOUTHWESTWARDLY, with the westerly right-of-way line of McGavock Pike, having a 924.93 feet radius curve to the right a distance of 70.42 feet to the point of beginning. Said curve has a chord bearing and distance of South 22° 45' 54" West, 70.407 feet. This tract contains 40,996 square feet or 0.942 of an acre, more or less, as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

BEING a portion of the same property conveyed to Nashville Associates, by Deed of Record in Book 6344, page 980, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 19TH day of DECEMBER, 1994.

NASHVILLE ASSOCIATES

By: [signature]

GENERAL PARTNER

BOOK 9551 PG 564

STATE OF MASS.)
COUNTY OF BARNSTABLE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK HAGAN, JR., General Partner of Nashville Associates, the Grantor, 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 as such General Partner for the purposes therein contained.

WITNESS my hand and official seal at FALMOUTH, MASS. this 19th day of DECEMBER, 1994.

Marion R. Blakeney
NOTARY PUBLIC

My Commission Expires: NOV. 3, 2000

MONTGOME\47.19\QUITCLM.DED

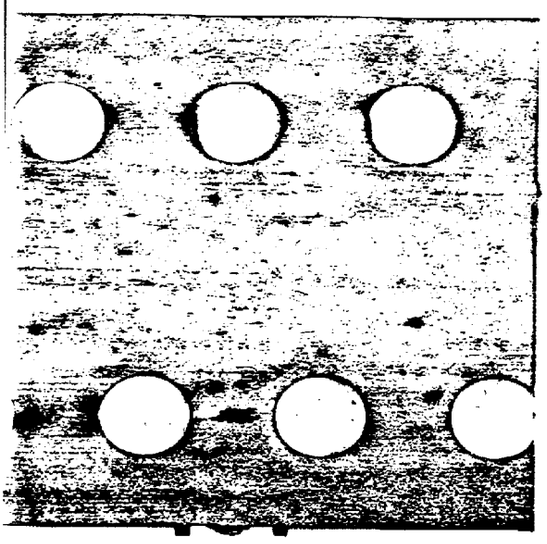
94 DEC 21 AM 8:22
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

18952
IDENTIF. & REFERENCE

4992 12/21 0101 03CHECK 31.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9551 PG 565

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 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 12.00
TOTAL 31.50
CHECK 31.50

12/21/94 01 08:22 0001 4992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18952
IDENTIF. & REFERENCE

94 DEC 21 AM 8:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 864923