QUITCLAIM DEED

BOOK 9580 PG 723

FROM: C.B. RAGLAND COMPANY, INC.
Grantor

TO: COLONIAL REALTY COMPANY
Grantee

This instrument was prepared by:

Robert N. Buchanan III
Farris, Warfield & Kanaday
Nineteenth Floor
424 Church Street
Nashville, Tennessee 37219

Address New Owner as Follows:

Colonial Realty Co.
2720 Eugenia Ave.
Nashville, TN 37204

Name and Address of the Person Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

93-06-39.0

6026 01/27 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is - 0 -.

Affiant

Sworn to and subscribed before me, this 25 day of January, 1995.

Notary Public

My Commission Expires: May 23, 1995

FOR AND IN CONSIDERATION OF the sum of No Dollars ($- 0 -), C.B. Ragland Company a Tennessee corporation (being the same as C.B. Ragland Company, Inc.) ("Grantor") has bargained and sold, and by these presents does transfer, quitclaim and convey unto Colonial Realty Company, a Tennessee corporation (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> That certain portion of alley No. 12, lying immediately to the east of the improved parcel known as 300 Second Avenue South, Nashville, Tennessee, which improved parcel was previously quitclaimed to Grantee by deed of record in Book 9562, page 728, Register's Office of Davidson County, Tennessee, and running from the southerly margin of Molloy Street to the northerly margin of Franklin Street. Being all of Grantor's interest in that same alley abandoned by the Metropolitan Government of Nashville and Davidson County by Bill No. 088-179.

This property is unimproved property and is conveyed subject to such limitations, restrictions and encumbrances as may affect the property, including, but not limited to, the easements reserved in said alley by the closing ordinance.

95 JAN 27 PM 2:52

REGISTER
DAVIDSON COUNTY, TN.

28885

IDENTIFICATION REFERENCE

160673. 1/23/95

Witness our hands as of this 25th day of January, 1995.

C.B. RAGLAND COMPANY

By: Baker Walker Sec-Treas

Name: Baker Walker
Title: Secretary - Treasurer

STATE OF TN
COUNTY OF Davidson

Before me, Barbara J. Tankersley, a Notary Public of said County and State, personally appeared Baker Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer (or other officer authorized to execute the instrument) on behalf of C.B. Ragland Company, the within named bargainor, a Tennessee corporation, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sec/Treas of C.B. Ragland Company.

Witness my hand and seal, at Office, this 25 day of January, 1995.

Barbara J. Tankersley
Notary Public

My Commission Expires: May 28, 1995