Exhibit 20

QUITCLAIM DEED

BOOK 9620 PG 660

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
James W. Patterson 4013 Meadow Hill Dr. Nashville, TN. 37218	SAME	Map 082-12; Parcel 155

FOR AND IN CONSIDERATION of One Dollar ($1), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to JAMES WILLIS PATTERSON, I, JAMES WILLIS PATTERSON, a/k/a JAMES WILSON PATTERSON, Executor under Will of Florence Wilson Moore, with power of sell, of record in Will Book 196, page 545, Probate Court of Davidson County, Tennessee, Probate No. 95P-416, and for the purpose of creating a more perfect title by establishing deed ownership in the following described property, by these presents do hereby quitclaim and convey unto JULIAN W. BLACKSHEAR, JR., TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

> Being Lot No. 162 on the Map of Neill S. Brown's Addition to East Nashville of record in Book 57, page 50, Register's Office of Davidson County, Tennessee. Said Lot No. 162 fronts 50 feet on the westerly side of Myrtle Avenue and extends back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Henry J. Moore and wife, Florence Wilson Moore, by deed from Leland H. Ferrell and wife, Lillie P. Ferrell, of record in Book 2342, page 436, Register's Office of Davidson County, Tennessee; the said Henry J. Moore having since died. Also, being the same property conveyed to James Willis Patterson a/k/a James Wilson Patterson by Will from Florence Wilson Moore, of record in Will Book 196, page 545, Probate Court of Davidson County, Tennessee.

This is improved property known as 302 Myrtle Avenue, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said JULIAN W. BLACKSHEAR, JR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES WILLIS PATTERSON, in fee simple, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 16th day of March, 1995.

James Willis Patterson
JAMES WILLIS PATTERSON

Julian W. Blackshear
JULIAN W. BLACKSHEAR, JR., TRUSTEE

95 MAR 17 AM 9:15
FELIX A. [illegible] REGIST
DAVIDSON COUNTY, TN.

42599
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES WILLIS PATTERSON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1995.

Sharon R. Nixon
NOTARY PUBLIC

My commission expires: 1/27/96

SHARON R. NIXON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires JAN. 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named, JULIAN W. BLACKSHEAR, JR., TRUSTEE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1995.

Sharon R. Nixon
NOTARY PUBLIC

My commission expires: 1/27/96

SHARON R. NIXON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires JAN. 27, 1996

1000 03/17 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

SWORN to and subscribed before me, this 16th day of March, 1995.

Sharon R. Nixon
NOTARY PUBLIC

My commission expires: 1/27/96

SHARON R. NIXON NOTARY PUBLIC LARGE STATE OF TENNESSEE

My Commission Expires JAN. 27, 1996

THIS INSTRUMENT WAS PREPARED BY:

Julian W. Blackshear, Jr., Esq.
PETWAY, BLACKSHEAR, CAIN & ENNIX
Attorneys at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37201

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