THIS INSTRUMENT PREPARED BY:
HUNTER B. SHORT, Attorney
3721-A West End Avenue
Nashville, TN 37205
(615) 298-3300

TRUSTEE'S QUITCLAIM DEED BOOK 9862 PG 668

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
William Waggoner 1155 Brookwood Lane Nashville, TN 37220	Same	Map 92-12 Parcels 422 & 423

WHEREAS, on the 7th day of July, 1986, HAYES STREET ASSOCIATES, A PARTNERSHIP, conveyed the property herein described to HUNTER SHORT, Trustee, in an instrument of record in Book 6911, Page 206, Register's Office for Davidson County, Tennessee, to secure a note in the amount of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($650,000.00) payable to WILLIAM WAGGONER; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and WILLIAM WAGGONER, the lawful owner and holder of said note having requested HUNTER SHORT, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said HUNTER SHORT, Trustee, did advertise in accordance with the provisions of said Deed of Trust to sell said property at the front door of the Courthouse in Nashville, Davidson County, Tennessee on November 9, 1995 at 11:00 a.m. local standard time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said HUNTER SHORT, Trustee, offered the property herein described for sale at public outcry and sold said property to WILLIAM WAGGONER for the sum of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), which amount was the highest, best and last bid received.

NOW THEREFORE, in consideration of the sum of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), in hand paid, the receipt of which is hereby acknowledged, I, HUNTER SHORT, Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said WILLIAM WAGGONER,

hereinafter referred to as "Grantee", his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows: BOOK 9862 PG 669

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 85 in Boyd's Home Tract, of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.
Said Lot No. 85 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines, 180 feet to an alley.

TRACT II:
LAND in Davidson County, Tennessee, being Lot Nos. 86 and 87 on the plan of Boyd's Home Tract, as of record in Book 21, Page 39, Register's Office for said County. Said Lot Nos. 86 and 87 front 50 feet each on the northerly side of Hayes Street and run back between parallel lines 180 feet to an alley, Lot No. 87 running back with the westerly margin of 17th Avenue North, formerly Williams or Addison Avenue.

BOTH TRACTS being the same property conveyed to Hayes Street Associates by deed from William L. Waggoner of record in Book 6911, Page 203, Register's Office for Davidson County, Tennessee.

This is improved property known as 1700 Hayes Street, Nashville, Tennessee.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes and subject to redemption rights of the U.S. Internal Revenue Service.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS my hand this 16th day of November, 1995.

HUNTER SHORT, Trustee

BOOK 9862 PG 670

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, HUNTER SHORT, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission expires: March 21, 1998

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00).

AFFIANT

Sworn to and subscribed before me this 16th day of November, 1995.

NOTARY PUBLIC

My Commission expires: March 21, 1998

0124019

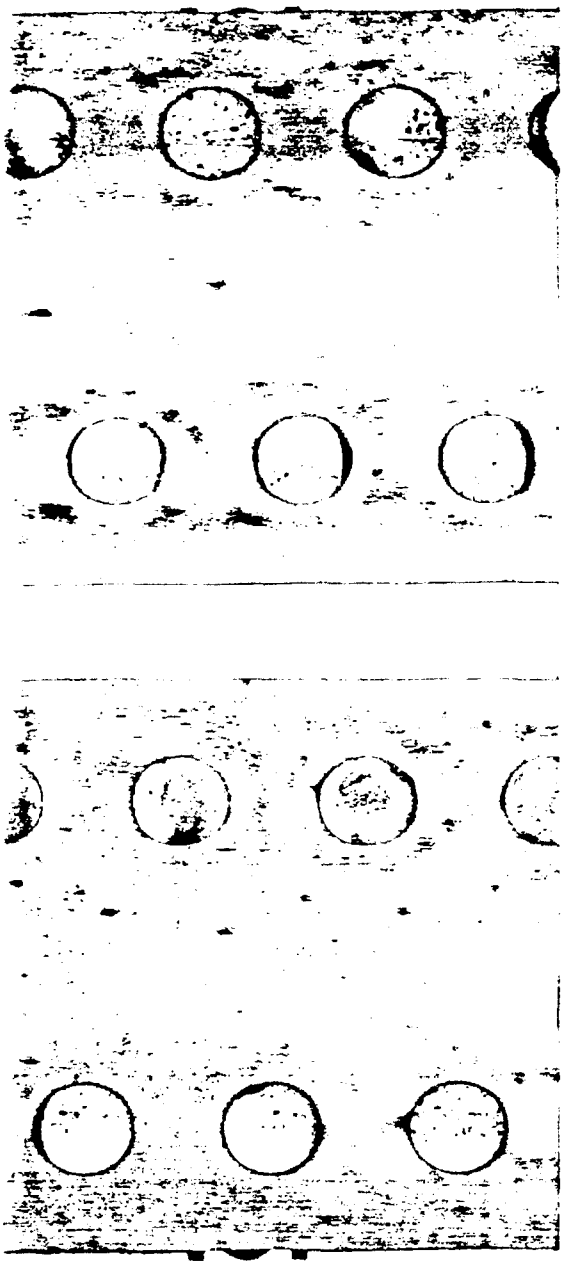
IDENTIF. & REFERENCE

95 NOV 17 AM 10:46

FELIX Z. BRANSFORD REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9525 11/17 0101 03CHECK 1863.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862PG671

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 500000.00
CON TX 1850.00
PRFEE 1.00
MISC 12.00
TOTAL 1863.00
CHECK 1863.00

11/17/95 01 10:47 0001 9525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124019
IDENTIF. & REFERENCE

95 NOV 17 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 978075