BOOK 9969 PG 563

This Instrument Prepared By:
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
RMR Investment Company, LLC c/o Mr. Robert M. Rogers 530 Oak Court Drive Suite 165 Memphis, TN 38117-3722	Same	92/15-66 92/15-63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 4th day of March, 1996.

Notary Public

My Commission Expires: 3/22/97

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by RMR INVESTMENT COMPANY, LLC, a Tennessee limited liability company ("Grantee"), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, GALE, SMITH & COMPANY, INC. ("Grantor"), does hereby quitclaim, transfer and convey to RMR INVESTMENT COMPANY, LLC, all of its interest in and to the following parcel of real estate located in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This is improved property located at: 2404 Elliston Place, Nashville, TN 37203 and 206 Reidhurst, Nashville, TN 37203

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of March, 1996.

GALE, SMITH & COMPANY, INC.

By:

Title: Secretary

5142 03/05 0101 03CHECK 16.00

96 MAR -5 PM 4:10

DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. & REFERENCE

0157090

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett a Notary Public in and for the said County and State, personally appeared Clyde Kedford, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary of GALE, SMITH & COMPANY, INC., the within named bargainor, a Tennessee corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and seal in Nashville, Tennessee, this the 4th day of March, 1996.

Joe Vaulx Crockett
Notary Public

My Commission Expires:
3/22/97

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PARCEL 63

BOOK 9969PG565

PROPERTY LOCATED IN THE 18th COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON PROPERTY MAP NO. 92-15, BEING LOT 27 ON THE PLAN OF JOSEPHINE E. FARRELL SUBDIVISION AS OF RECORD IN PLAT BOOK 332, PAGE 159, R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED BY AN AS-BUILT BOUNDARY SURVEY PREPARED BY WAMBLE & ASSOCIATES DATED FEBRUARY 6, 1996 AS SHOWN HEREON:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERN RIGHT-OF-WAY OF REIDHURST AVENUE, BEING 250.00 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF REIDHURST AVENUE AND THE SOUTHERN RIGHT-OF-WAY OF BRANDAU PLACE, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO STEVEN T. ANDERSON - HARRY K. WHIVER AS OF RECORD IN DEED BOOK 8087, PAGE 944, R.O.D.C., TN., SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID RIGHT-OF-WAY OF REIDHURST AVENUE WITH THE COMMON LINE BETWEEN THE HEREIN DESCRIBED PARCEL AND ANDERSON-WHIVER NORTH 58 DEGREES 35 MINUTES 00 SECONDS EAST 110.00 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF A 10-FOOT ALLEY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ANDERSON-WHIVER; THENCE, WITH SAID ALLEY SOUTH 31 DEGREES 25 MINUTES 00 SECONDS EAST 56.00 FEET TO A POINT AT THE INTERSECTION OF SAID 10-FOOT ALLEY AND THE NORTHERN RIGHT-OF-WAY OF A 14-FOOT ALLEY; THENCE, WITH SAID 14-FOOT ALLEY SOUTH 58 DEGREES 35 MINUTES 00 SECONDS WEST 110.00 FEET TO A POINT IN THE NORTHERN RIGHT-OF-WAY OF REIDHURST AVENUE; THENCE, WITH SAID NORTHERN RIGHT-OF-WAY NORTH 31 DEGREES 25 MINUTES 00 SECONDS WEST 56.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,160 SQUARE FEET OR 0.14 ACRES.

BEING THE SAME PROPERTY CONVEYED TO GALE, SMITH & COMPANY, INC. AS OF RECORD IN DEED BOOK 4657, PAGE 413, R.O.D.C., TENNESSEE.



EXHIBIT A (page 1 of 2 pages)

PARCEL 66 BOOK 9969PG566

PROPERTY LOCATED IN THE 18th COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON PROPERTY MAP 92-15, BEING LOTS 14 AND 28 ON THE PLAN OF JOSEPHINE E. FARRELL SUBDIVISION AS OF RECORD IN PLAT BOOK 332, PAGE 159, R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED BY AN AS-BUILT BOUNDARY SURVEY BY WAMBLE & ASSOCIATES DATED FEBRUARY 6, 1996 AS SHOWN HEREON:

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF REIDHURST AVENUE AND THE SOUTHERN RIGHT-OF-WAY OF A 14-FOOT ALLEY, BEING 320.00 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF REIDHURST AVENUE AND THE SOUTHERN RIGHT-OF-WAY OF BRANDAU PLACE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE, WITH THE SOUTHERN RIGHT-OF-WAY OF SAID 14-FOOT ALLEY NORTH 58 DEGREES 35 MINUTES 00 SECONDS EAST 100.00 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ELLISTON PLACE ASSOCIATES AS OF RECORD IN DEED BOOK 6566, PAGE 489, R.O.D.C., TN. ; THENCE, LEAVING SAID ALLEY AND FOLLOWING THE WESTERN LINE OF SAID ELLISTON PLACE ASSOCIATES SOUTH 31 DEGREES 25 MINUTES 00 SECONDS EAST 190.98 FEET TO THE NORTHERN RIGHT-OF-WAY OF ELLISTON PLACE; THENCE, WITH SAID RIGHT-OF-WAY SOUTH 45 DEGREES 10 MINUTES 41 SECONDS WEST 92.80 FEET TO A POINT; THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 76 DEGREES 35 MINUTES 41 SECONDS, A TANGENT OF 10.00 FEET, A RADIUS OF 7.90 FEET, AN ARC LENGTH OF 14.26 FEET AND A CHORD BEARING AND LENGTH OF NORTH 83 DEGREES 07 MINUTES 10 SECONDS WEST 12.40 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF REIDHURST AVENUE; THENCE, WITH SAID RIGHT-OF-WAY NORTH 31 DEGREES 25 MINUTES 00 SECONDS WEST 204.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,427 SQUARE FEET OR 0.61 ACRES.

BEING THE SAME PROPERTY CONVEYED TO GALE, SMITH & COMPANY, INC. AS OF RECORD IN DEED BOOK 4657, PAGE 413, R.O.D.C., TENNESSEE.



EXHIBIT A (page 1 of 2 pages)