THIS INSTRUMENT PREPARED BY:
WHITE & REASOR (CBR)
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
2100 West End Associates 2000 Glen Echo Road Suite 100 P. O. Box 158838 Nashville, TN 37215-8838	Same	Map: 92-16 Parcels: 31, 33 and 34

FOR VALUE RECEIVED in accordance with an agreement between the parties, 2100 WEST END PARTNERS, LTD., a Tennessee limited partnership ("Grantor"), has bargained and sold, and does hereby transfer and convey unto 2100 WEST END ASSOCIATES, a Tennessee joint venture, its successors and assigns forever, all of Grantor's right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property located at 2100 West End Avenue, Nashville, Tennessee 37203.

This property is conveyed subject to taxes, limitations, easements, restrictions, and encumbrances as may affect the same, including, but not limited to 1996 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by its duly-authorized general partner as of the 1st day of April, 1996.

96 APR -2 P1:12:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

0166498
IDENTIF. & REFERENCE

2100 WEST END PARTNERS, LTD.

BY: RODGERS PROPERTIES, LTD.,
General Partner

BY: W. Mark Gill
W. Mark Gill, ~~General Partner~~ President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $517,514.89.

W. Mark Gill
AFFIANT

SUBSCRIBED and sworn to before me this 2nd day of April, 1996.

A. Courtney Hall
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

MY COMMISSION EXPIRES:
NOV 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, N. Courtney Gillen, a Notary Public in and for the County and State aforesaid, personally appeared W. Mark Gill, with whom I am personally acquainted, and who upon oath acknowledged himself to be the General Partner and President of Rodgers Properties, Ltd., a Tennessee limited partnership, which partnership is General Partner of 2100 WEST END PARTNERS, LTD., a Tennessee limited partnership, the bargainor, and that he as such General Partner and President being authorized so to do, executed the foregoing instrument for the purposes therein contained, in his capacity as General Partner and President of Rodgers Properties, Ltd., which limited partnership is General Partner of 2100 West End Partners, Ltd.

WITNESS MY HAND, at office in Nashville, Tennessee, this 2 day of April, 1996.

N. Courtney Gillen
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TN

MY COMMISSION EXPIRES:
Nov 20, 1997

EXHIBIT "A"

LEGAL DESCRIPTION

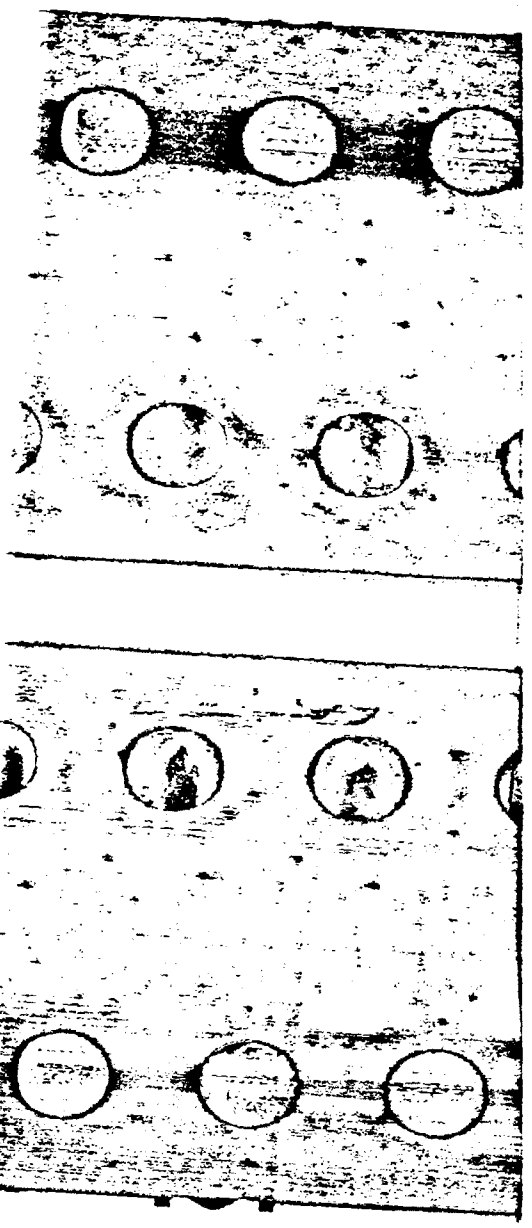
BEING a tract of land located within the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described according to a survey by R. L. Montoya - Land Surveying, dated November 23, 1987, as follows:

BEGINNING at an iron pin marking the intersection of the east right-of-way margin of Twenty-First Avenue North and south right-of-way margin of Alley No. 382 and the northwest corner of this property; thence, with said Alley margin north 58 degrees 15 minutes 00 seconds east, 250.19 feet to an iron pin; thence, leaving said Alley margin south 31 degrees 45 minutes 00 seconds east, 180.00 feet to an iron pin in the north right-of-way margin of West End Avenue; thence, with said north margin south 58 degrees 15 minutes 00 seconds west, 250.19 feet to a point; the intersection of said north margin and the east right-of-way margin of Twenty-First Avenue, North; thence, with said east margin of Twenty-First Avenue North, north 31 degrees 45 minutes 00 seconds west, 180.00 feet to the point of beginning, containing 1.03 acres more or less.

BEING the same property conveyed to 2100 West End Partners, Ltd., by deed from West End Avenue Partnership, of record in Book 7436, Page 354, Register's Office for Davidson County, Tennessee.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

5272 04/02 0101 03CHECK 1927.81



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9999 PG 842

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 517514.89
CON TX 1914.81
PRFEE 1.00
WDEED 12.00
TOTAL 1927.81
CHECK 1927.81

04/02/96 01 12:11 0001 5272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166498
IDENTIF. ↑ REFERENCE

96 APR -2 PM 12:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023273