Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Senior Citizens, Incorporated 801 Broadway Nashville, Tennessee 37203	51-4-57	Same Address as New Owner
This instrument prepared by: Willis & Knight, 215 Second Avenue, North, Nashville, Tennessee 37201		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE MEMORIAL FOUNDATION, INC. (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to SENIOR CITIZENS, INCORPORATED (the "Grantee") and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to following described tract of land (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Madison South Central, Section One, of record in Book, 4350, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to AT&T Communications of the South Central States, Inc., a Delaware corporation, by deed from South Central Bell Telephone Company, a Delaware corporation, of record in Book 6209, page 255, Register's Office for Davidson County, Tennessee, and being the same property conveyed to The Memorial Foundation, Inc. by deed from AT&T Communications of the South Central States, Inc., of record in Book 9695, page 739, Register's Office for Davidson County, Tennessee.

The Property is improved property commonly known as 301 Madison Street, Madison, Tennessee 37115.

Grantee herewith covenants with Grantor that it shall continue to maintain and use the Property primarily for the relief, assistance, recreation, education and comfort of senior citizens residing in Madison, Tennessee and surrounding communities.

In the event (i) Grantee sells, transfers, conveys or assigns the Property or any portion thereof, without the prior written consent of Grantor (or its successors or assigns), or (ii) Grantee fails to use the Property primarily for the relief, assistance, recreation, education and comfort of senior citizens residing in Madison, Tennesse and surrounding communities for a

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

J W Elliott
Affiant

Subscribed and sworn to before me this 30th day of April, 1996.

Joyce A. Douglas
Notary Public

JOYCE A. DOUGLAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: September 21, 1996

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continuous one (1) year period (excluding any period when the Property cannot be so used due to circumstance beyond Grantee's reasonable control) and such failure is not cured within a reasonable time after Grantee's receipt of written notice from Grantor, then, fee simple title to the Property shall, without notice or necessity of deed, revert to Grantor.

The covenants, restrictions and reverters made, reserved or retained herein shall bind Grantor, Grantee and their respective successors and assigns and shall run with the land.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the same.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 30 day of April, 1996

THE MEMORIAL FOUNDATION, INC.

By: J.D. Elliott

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joyce A. Douglas, Notary Public, J.D. Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the President of The Memorial Foundation, Inc. and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 30th day of April, 1996.

Joyce A. Douglas
Notary Public

My Commission Expires: September 21, 1996

JOYCE A. DOUGLAS NOTARY PUBLIC DAVIDSON COUNTY, TN

0178057
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 4:17
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT 7258 05/02/96 10:07:20
8.00

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