This instrument prepared by:
David E. Cypress. Attorney
95 White Bridge Road, #304
Nashville, Tennessee 37205

BOOK 10063 PG 103

From: Estate of Frances C. Cypress, David E. Cypress, Executor
To: Frances Cypress Family Trust

Address of New Owner:
Frances Cypress Family Trust
95 White Bridge Road
Suite #409
Nashville, Tennessee 37205

Send Tax Bills To:
Jerome B. Guttman et al.
95 White Bridge Road
Suite #409
Nashville, Tennessee 37205

Map and Parcel Number: 106-016-46.04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.

David E. Cypress, Executor
Affiant

Subscribed and sworn to before me this 23rd day of May, 1996

Louise Watkins
Notary Public

My commission expires: 7-27-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the **Estate of Frances C. Cypress, David E. Cypress, Executor**, of Davidson County, Tennessee, herein referred to as Grantor, by these presents do hereby quitclaim and convey to the **Frances Cypress Family Trust** , of Davidson County, Tennessee, herein referred to as the Grantee, successors and assigns, all our right, title and interest in and to the following described tract of land, as follows:

1. The Grantor asserts that she owns a fifty (50.0%) per cent undivided interest in the subject property as tenants in common and recite and declare that:

2. This instrument is intended to convey to the Grantee, a thirty-one (31.0%) percent interest of the Grantor's 50% interest in that certain real property in Davidson County, Tennessee described as being:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by William M. Keel, Surveyor, dated September 2, 1982 as follows:

BEGINNING at a spike in the southerly margin of Murfreesboro Road, said point being South 50 degrees, 28 minutes East, 50.0 feet from the southeast corner of the property conveyed to Leland S. Sedberry, Jr., and wife Carolyn N. Sedberry. by deed from Charles Galbreath and Eddie Pen of record in Book 5180, page 822, of the Register's Office for Davidson County, Tennessee;

THENCE, with the southerly margin of Murfreesboro Road, South 50 degrees, 28 minutes East, 185.30 feet to a spike; Thence, South 39 degrees, 32 minutes West 160.22 feet to a spike; Thence, North 47 degrees, 59 minutes West 185.44 feet to a spike; Thence, North 39 degrees, 32 minutes East 152.17 feet to the point of beginning, containing 0.66 acres, more or less.

BEING the same property conveyed to Murfreesboro Road Office Park, LTD., by deed from Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress, of record in book 5559, page 874, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jerome B. Guttman, Mandell L. Cypress and Frances C. Cypress, by deed dated November 20, 1987 from Murfreesboro Road Office Park, LTD, of record in book 7418, page 983, Register's Office for Davidson County, Tennessee.

3. This property is improved with a office building and known as 1005-1007 Murfreesboro Road, Nashville, Tennessee 37217.

4. Said property is conveyed subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee, and those visible on the property.

Witness my hand this 23rd day of May, 1996.

David E. Cypress, Executor

Estate of Frances C. Cypress
David E. Cypress, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6045 05/28 0101 03CHECK 346.00

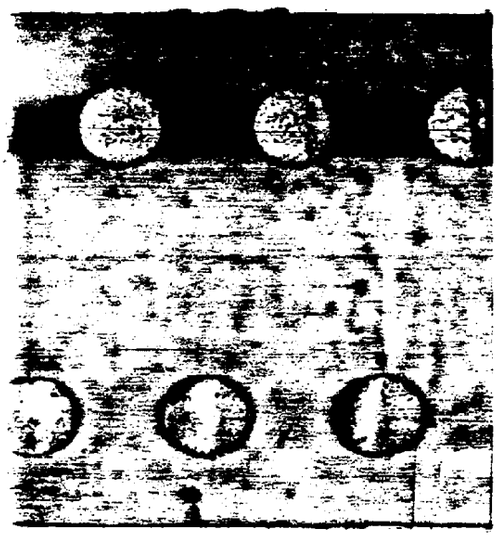
Personally appeared before me, Louise Wathen, a Notary Public in and for said County and State, the within named Estate of Frances C. Cypress, David E. Cypress, Executor, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1996.

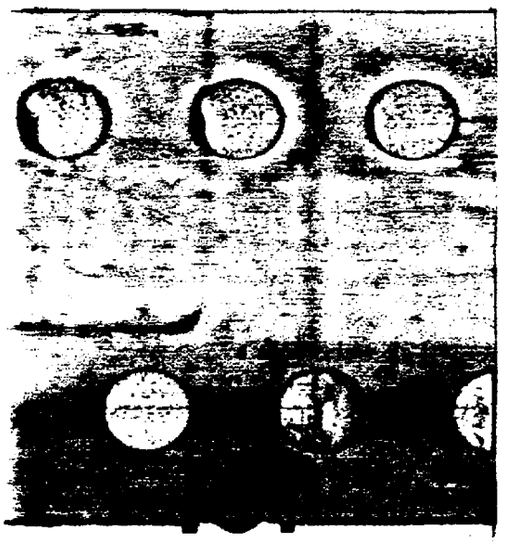
Louise Wathen
Notary Public

My commission expires: 7-27-96

0185845
IDENTIFICATION REFERENCE

96 MAY 28 PM 3:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 106

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
CHECK 346.00

05/28/96 01 15:24 0001 6045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185845
IDENTIF. # REFERENCE

96 MAY 28 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043962