ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kimberly D. Quirk 5222 Dove Trail Hermitage, TN 37076	Collateral Mortgage, LTD. 1900 Crestwood Blvd Birmingham, AL 35210	Map 098-050 Parcel 015.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, American Strategic Income Portfolios, Inc. II, a corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Kimberly D. Quirk (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being part of Lot No. 16 on the Plan of Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee and further being more particularly described as Lot A of the re-subdivision of Lot 16 as shown on the Zone Lot Division Lot 16 and 18, Hunter's Point Subdivision of record in Book 6200, Page 185, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to American Strategic Income Portfolios, Inc. II by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Book 10105, Page 424, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5222 Dove Trail, Hermitage, Tennessee 37076.

STATE OF ~~TENNESSEE~~ MINNESOTA
COUNTY OF ~~DAVIDSON~~ HENNEPIN

The actual consideration or value, whichever is greater, for this transfer is $44,900.00.

Amy Kerr
Affiant

Subscribed and sworn to before me this 5th day of September, 1996.

Notary Public

My Commission Expires JAN. 31, 2000

ERIC M. ZIEGENHAGEN
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of September, 1996.

American Strategic Income Portfolios, Inc. II

BY: Amy Konicke
AMY KONICKE , VICE PRESIDENT
TITLE

AMERICAN STRATEGIC INCOME PORTFOLIOS INC. II CORPORATE SEAL

STATE OF MINNESOTA }
COUNTY OF HENNEPIN }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared AMY KONICKE with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the VICE PRESIDENT of AMERICAN STRATEGIC INCOME PORTFOLIOS INC. II, a corporation, and that she as such VICE PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at 4 p.m., _____, **this** 5th **day of September, 1996.**

Eric M. Ziegenhagen
NOTARY PUBLIC

My Commission Expires: JAN. 31, 2000

ERIC M. ZIEGENHAGEN
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2000

0222774
IDENTIFICATION REFERENCE

96 SEP -9 PM 1:56
FELIX Z. LYNE, CLERK AND REGISTER
DAVIDSON COUNTY, TN.

827 09/09 0101 03CHECK 175.13



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

RECEIVED OF _____

FOR _____

BOOK 10183 PG 771

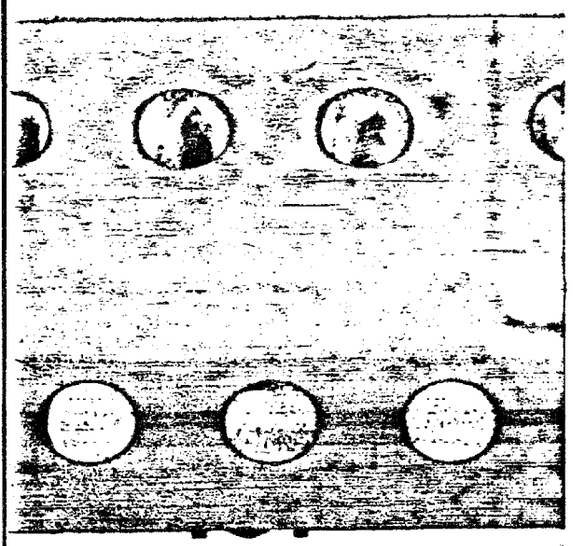
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44900.00
CON TX 166.13
PRFEE 1.00
WDEED 8.00
TOTAL 175.13
CHECK 175.13

09/09/96 01 14:00 0001 5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0222774
IDENTIF. # REFERENCE

95 SEP -9 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028311