BOOK 10287 PG 754

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner
Attorney at Law
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

QUITCLAIM DEED

Address New Owner as Follows:	Party Responsible for Taxes	Map-Parcel No.
RRC ASSOCIATES, LLC		118-4 357
2521 Perimeter Place Drive	Same	118-8 3
Nashville, Tennessee 37214		

FOR GOOD AND VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, we, Joseph V. Russell and Associates, a Tennessee general partnership ("Grantor"), by these presents, do hereby quitclaim and convey unto RRC Associates, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of our right, title and interest in and to the following described land in Davidson County, Tennessee:

AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property located at 630 Melrose Avenue.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 8th day of December, 1996.

JOSEPH V. RUSSELL AND ASSOCIATES,
a Tennessee general partnership

By: _____
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 1,030,000.00

AFFIANT

Subscribed and sworn to before me this the 10th day of December, 1996.

NOTARY PUBLIC

My commission expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda White, of the State and County aforesaid, personally appeared Joseph V. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himseslf to be a partner of Joseph V. Russell and Associates, the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by Joseph V. Russell as General Partner.

Witness my hand and seal this 8 day of December, 1996.

Linda White
NOTARY PUBLIC

My Commission expires: 3-25-2000.

FA0611/18

Thence, along a curve to the left, having a central angle of 45° 00' 00", a radius of 30.00 feet, a tangent of 12.43 feet, a length of 23.56 feet, and having a chord which bears S 27° 38' 38" W, a distance of 22.96 feet to an iron rod;

Thence, S 05° 08' 38" W, a distance of 175.00 feet to an iron rod situated in the northerly margin of Melrose Avenue;

Thence, along said road, along a curve to the left, having a central angle of 02° 27' 21", a radius of 630.00 feet, a tangent of 13.50 feet, a length of 27.00 feet, and having a chord which bears N 84° 33' 05" W, a distance of 27.00 feet to the point of beginning and containing 8.77 acres of land more or less.

Being a portion of the same property conveyed to ~~RRC Associates, LLC, a Tennessee limited liability company, by deed from~~ Joseph V. Russell & Associates of record in Book, 9182, Page 278, in the Register's Office for Davidson County, Tennessee. by deed

FA0611\31

96 DEC 11 PM 3:45

FILIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0254995

IDENTIF. & REFERENCE

4685 12/11 0101 03CHECK 3828.00

EXHIBIT "A"

Land located in Davidson County, Tennessee, being described according to a boundary and topographic survey by Allen R. Trumbo, Registered Land Surveyor, No. 1127, dated July 31, 1996, revised September 12, 1996 and December 2, 1996, as follows:

Beginning at an iron rod situated in the northerly margin of Melrose Avenue, said point being the southwest corner of the Joseph V. Russell & Associates property of record in Deed Book 9182, Page 278, R.O.D.C., Tennessee;

Thence, leaving said road, N 05° 08' 38" E, a distance of 738.74 feet to an iron rod;

Thence, S 84° 51' 22" E, a distance of 93.35 feet to an iron rod;

Thence, S 88° 20' 45" E, a distance of 443.02 feet to an iron rod;

Thence, S 11° 17' 03" W, a distance of 72.04 feet to an iron rod;

Thence, S 02° 42' 58" W, a distance of 149.04 feet to an iron rod;

Thence, S 04° 21' 40" W, a distance of 76.89 feet to an iron rod;

Thence, S 03° 58' 37" W, a distance of 282.77 feet to an iron rod;

Thence, S 01° 55' 57" W, a distance of 131.83 feet to an iron rod;

Thence, S 24° 11' 25" E, a distance of 153.51 feet to an iron rod situated in the northerly margin of Melrose Avenue;

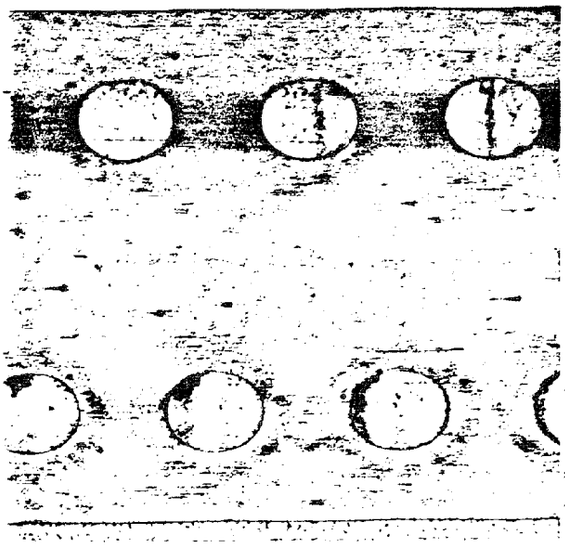
Thence, along said road, along a curve to the right, having a central angle of 27° 58' 03", a radius of 670.00 feet, a tangent of 166.85 feet, a length of 327.05 feet, and having a chord which bears N 81° 27' 04" W, a distance of 323.81 feet to an iron rod;

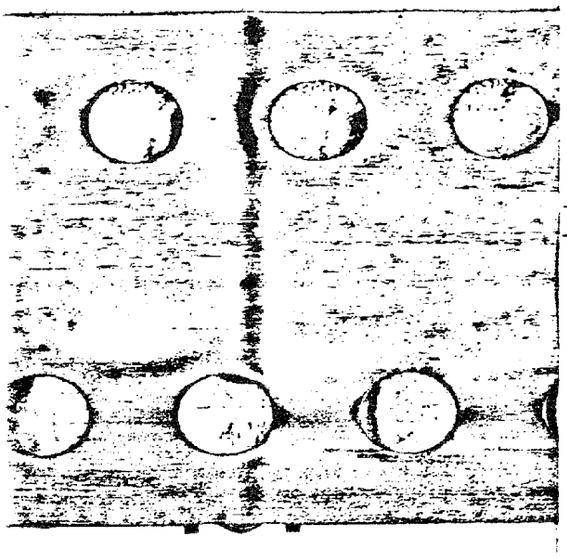
Thence, along said road, N 67° 28' 03" W, a distance of 39.10 feet to an iron rod;

Thence, leaving said road, N 05° 08' 38" E, a distance of 258.94 feet to an iron rod;

Thence, N 84° 51' 22" W, a distance of 217.46 feet to an iron rod;

Thence, along a curve to the right, having a central angle of 19° 59' 16", a radius of 49.00 feet, a tangent of 8.63 feet, a length of 17.09 feet, and having a chord which bears S 40° 09' 00" W, a distance of 17.01 feet to an iron rod;





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

RECEIVED OF _____

FOR _____

BOOK 10287 PG 758

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	
				1030000.00
			CON TX	3811.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	3828.00
			CHECK	3828.00
12/11/96	01		15:48 0001	4685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 DEC 11 PM 3:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

02549995
IDENTIFICATION REFERENCE

No. 1097315