This Instrument Prepared By:
Michael P. Dolan, Esq.
Frank & Frank, PLLC
1102 17th Avenue South
Suite 300
Nashville, Tennessee 37212

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills to:	Map/Parcel No.
Country Music Foundation, Inc. 4 Music Square East Nashville, Tennessee 37203	SAME	92-16-405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

Subscribed and sworn before me, this 27 day of December, 1996.

Notary Public

My Commission Expires: 5/04/97 (SEAL)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DAN W. MADDOX and MARGARET H. MADDOX as Trustees under agreement with Dan W. Maddox dated July 19, 1991, as amended and restated in its entirety by Agreement dated April 11, 1994, and as further amended and restated in its entirety by Agreement dated April 24, 1996, with full power to mortgage, sell, transfer and convey without the joinder of any other person (the "GRANTOR"), do hereby quitclaim, transfer and convey to the COUNTRY MUSIC FOUNDATION, INC., its successors and assigns (the "Grantee"), their right, title, and interest in and to an undivided one-sixth (1/6) interest as a tenant-in-common, representing all of their remaining interest in and to a certain tract of land, together with all improvements constructed thereon, located in Davidson County, State of Tennessee, more fully described as follows, to wit:

A certain tract or parcel of land known as 800 Seventeenth Avenue, South, Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 56 and the North Plat of Lot No. 55 on the Plan of O.B. Hayes First Plan of Small Lots, of record in Plan Book 1, Page 69, Chancery Court at Nashville. Said lot and said part lot adjoin and front together 65 feet on the east side of 17th Avenue South and run back between parallel lines along the south margin of Hawkins Street 150 feet to an alley.

Being the same property conveyed to the Dan W. Maddox Trust by Deed of record in Book 8953, page 836, Register's Office, Davidson County, Tennessee.

This parcel is subject to the terms of such instruments as may appear of record in said Register's Office.

IN WITNESS WHEREOF, GRANTOR has executed this Quitclaim Deed on 27 day of December, 1996.

"GRANTOR"

DAN W. MADDOX TRUST
dated July 19, 1991, as amended and restated in its entirety by Agreement dated April 11, 1994, and as further amended and restated in its entirety by Agreement dated April 24, 1996.

BY: _____
Dan W. Maddox, Trustee

BY: _____
Margaret H. Maddox, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAN W. MADDOX and MARGARET H. MADDOX, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Trustees under agreement with Dan W. Maddox dated July 19, 1991, as amended and restated in its entirety by Agreement dated April 11, 1994, and as further amended and restated in its entirety by Agreement dated April 24, 1996, and that they, as such Trustees, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as such Trustees.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of December, 1996.

Rebecca A. Langley
Notary Public

My Commission Expires: 5/24/97

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IDENTIF. A REFERENCE

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FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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