Box 41

BOOK 10359 PG 715

QUITCLAIM DEED

FROM:	Lon Roy Kavanaugh, Jr., and James Edward Kavanaugh, both as Co-Executors of the Estate of Lon Roy Kavanaugh, Sr., Grantor	This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday SunTrust Center, Suite 1900 424 Church Street Nashville, TN 37219
TO:	Chateau, LLC, a Tennessee limited liability company, Grantee	

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Chateau, LLC c/o Edwin B. Raskin Edwin B. Raskin Company 110 Westwood Place Maryland Farms Brentwood, TN 37027	Edwin B. Raskin, Trustee Edwin B. Raskin Company 110 Westwood Place Maryland Farms Brentwood, TN 37027	104-11-195 and 197 Field Book Numbers: 24W 3505 24W 3515

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($-0-).

Affiant

Sworn to and subscribed before me, this 25th day of February, 1997.

Notary Public

My Commission Expires: 7/24/99

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Lon Roy Kavanaugh, Jr., and James Edward Kavanaugh, both individually and as Co-Executors of the Estate of Lon Roy Kavanaugh, Sr. ("Grantor"), do quitclaim unto Chateau, LLC ("Grantee"), a Tennessee limited liability company, its, successors and assigns, all of Grantors' interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 2000 24th Avenue South, Nashville, Tennessee 37212.

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

The interest quitclaimed herein is a one-third (1/3) undivided interest in the aggregate in the Property.

Grantors also quitclaim to Grantee all of Grantors' rights in the permits, service contracts, leases and rents relating to the Property.

This is not the residence of any of the Grantors.

Witness our hands this 17 day of February, 1997.

LON ROY KAVANAUGH, JR., individually

JAMES EDWARD KAVANAUGH, individually

LON ROY KAVANAUGH, JR., as Co-Executor of the Estate of Lon Roy Kavanaugh, Sr.

JAMES EDWARD KAVANAUGH, as Co-Executor of the Estate of Lon Roy Kavanaugh, Sr.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, W. M. Hofacre, a Notary Public of said County and State, LON ROY KAVANAUGH, JR., individually and as Co-Executor of the Estate of Lon Roy Kavanaugh, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17th day of February, 1997.

Notary Public

My Commission Expires: 1/5/00

W.M.HOFACRE
Commission #1081106
Notary Public — California
Orange County
My Comm.Expires Jan 5,2000

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Personally appeared before me, W. M. Hofacre, a Notary Public of said County and State, JAMES EDWARD KAVANAUGH, individually and as Co-Executor of the Estate of Lon Roy Kavanaugh, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 17th day of February, 1997.

W. M. Hofacre
Notary Public

My Commission Expires: 1/5/00

W.M.HOFACRE
Commission #1081106
Notary Public — California
Orange County
My Comm.Expires Jan 5,2000

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IDENTIF. & REFERENCE

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Box 41

BOOK 10359 PG 718

EXHIBIT A

Property Description

Land in Nashville, Davidson County, Tennessee, bounded on the West by 24th Avenue, South and on the East by a 20 foot wide alley, more particularly described according to a survey by Charles B. Moreley, Jr., dated March 14, 1985, as follows:

BEGINNING at an iron pin on the East margin of 24th Avenue, South, 270.85 feet south of the intersection of the South margin of Fairfax Avenue with that of 24th Avenue, South; thence, leaving 24th Avenue, South 86° 51' 51" East 272.71 feet to an iron pin on the West margin of an alley; thence, with said alley, South 01° 15' West 349.50 feet to a P.K. nail in retaining wall; thence, North 86° 54' 08" West 284.69 feet to an iron pin on the East margin of 24th Avenue, South; thence with 24th Avenue, South, North 03° 12' 54" East 349.50 feet to the point of beginning.

BEING part of the same property conveyed to Edwin B. Raskin, a 1/3 undivided interest and L. Roy Kavanaugh, a 2/3 undivided interest, by deed from Rico Corporation and Realty Management Company of record in Book 3672, page 157, Register's Office for Davidson County, Tennessee. Roy L. Kavanaugh conveyed a 1/3 undivided interest in said property to Miller Kimbrough, by deed of record in Book 3795, page 197, Register's Office for Davidson County, Tennessee; and also being part of the same property conveyed to Edwin B. Raskin, Miller Kimbrough and L. R. Kavanaugh, a 1/3 undivided interest each, by deed from Elizabeth C. Martin, of record in Book 3920, page 135, Register's Office for Davidson County, Tennessee; and also being part of the same property conveyed to L. R. Kavanaugh, Miller Kimbrough, Sr., and Edwin B. Raskin, a 1/3 undivided interest each, by deed from Mrs. T. E. (Frances) Durrett, of record in Book 4506, page 58, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to L. Roy Kavanaugh and wife, Margaret Good Kavanaugh by deed from L. Roy Kavanaugh to Margaret Good Kavanaugh of record in Book 4932, page 366, and by deed from Margaret Good Kavanaugh and husband, L. Roy Kavanaugh of record in Book 5736, page 450, Register's Office for Davidson County, Tennessee.

Margaret Good Kavanaugh predeceased L. Roy Kavanaugh and her interest in the foregoing property passed to L. Roy Kavanaugh as surviving tenant by the entireties. L. Roy Kavanaugh died on July 16, 1996, and by his will probated in the Orange County California Superior Court his 1/3 undivided interest in the property was devised equally to Lon Roy Kavanaugh, Jr. and James Edward Kavanaugh, 1/6 each.