File in Box No. 19 B

#97-4-38-B

BOOK 10421 PG 782

MAP 118-05-0-B
PARCEL 003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 16th day of April, 1997.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
The Phoenix Building Group, Inc.	**"NEW OWNERS"**
(Name)	(Name)
3900 Granny White Pike	
(Street Address)	(Street Address)
Nashville, TN 37204	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, WILSON P. BURTON, JR., UNMARRIED**, hereinafter called the "**Grantor**", do hereby quitclaim all of my right, title and interest to **THE PHOENIX BUILDING GROUP, INC., A TENNESSEE CORPORATION**, hereinafter called the "**Grantee**", its successors and/or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. "C" and the Private Elements of Unit No. "C" in the Horizontal Property Regime of Clayton Avenue Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 10305, Page 84, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat as shown on Exhibit "A" to the Master Deed of Clayton Avenue Condominiums, as of record aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING part of the same property conveyed to Wilson P. Burton, Jr., by Substitute Trustee's Deed from George M. Johnson, Substitute Trustee, of record in Book 9950, Page 662, Register's Office for Davidson County, Tennessee.

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

Subject property is not now or ever has been the principal place of residence of the Grantor herein.

This is improved property, known 1015 Clayton Avenue, Nashville, TN 37204.

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IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of April, 1997.

WILSON P. BURTON, JR.

0295843

IDENTIF. & REFERENCE

97 APR 18 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILSON P. BURTON, JR., UNMARRIED**, the 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 and official seal at Brentwood, Tennessee, this 16th day of April, 1997.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

104104/1B 0101 03CHECK 8.00