THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. **AFFIANT** Subscribed and sworn to before me, this 31st day of December, 1997. Notary Public My Commission Expires: My Commission Expires March 31, 2001

Address New Owners As Follows: James L. Riggs, et al, P.O. Box 680974, Franklin, TN 37068-0974

Send Tax Bills To: SAME

Map-Parcel Number: 104-6L-3

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ORLEANS, LTD., a Tennessee Limited Partnership** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, and quitclaims unto **JOSEPH E. ALBARAL (as to a 70.06% undivided interest), JAMES L. RIGGS (as to a 16.50% undivided interest), and R & B EQUITIES, a general partnership consisting of James L. Riggs and J. D. Barnes (as to a 13.44% undivided interest),** all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 on the plan of Orleans Condominiums, which is designated as Exhibit "A" to the Master Deed, of record in Book 6437, page 536, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to Orleans, Ltd., a Tennessee Limited Partnership, by Deed in Satisfaction of Mortgage from Michelle Andrea Myers, unmarried, of record in Book 7547, page 437, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as in the previous deed of record.

The subject property is improved property known as 3210 Orleans Drive #3, Nashville, Tennessee, 37212.

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

WITNESS our hands this 31st day of December, 1997.

ORLEANS, LTD.,
a Tennessee Limited Partnership

By: R & B Equities, a general partnership consisting of James L. Riggs and J. D. Barnes, General Partner

By: _____
James L. Riggs, General Partner

By: _____
J. D. Barnes, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Riggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of December, 1997.

_____
Notary Public

My Commission Expires: My Commission Expires March 24 2001

MAIL ENV.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. D. Barnes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of December, 1997.

_____
Notary Public
My Commission Expires March 24 2001

My Commission Expires: _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
97 DEC 31 PM 2:

0385716

IDENTIF. + REFERENCE

7362 12/31 0101 CHECK 8.00