Bk 450-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by:
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

BOOK 10794 PG 209

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Beqir Potka	SAME	Map 95-03-A
Nevila Potka		Parcel 12 CO
2258 Lebanon Road, Unit 12		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, 1994-N2 Tennessee Associates L.P., a Delaware limited partnership ("Grantor"), does hereby quitclaim, transfer and convey unto Beqir V. Potka and Nevila A. Potka all of its right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

3290 02/13 0101 03CHECK 249.50

Land in Davidson County, Tennessee, being Unit 12, as described in the Master Deed of Magnolia Square Condominium, of record in Book 6685, Page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit B to the Master Deed of Trust in Book 6685, page 275, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to 1994-N2 Tennessee Associates, L.P. a Delaware limited partnership, by deed from Dooley's Property Development Company, of record in Book 10289, Page 88, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 12, Nashville, TN.

Whenever used, the singular number shall include the plural, the plural the singular and any use of gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 1998.

1994-N2 TENNESSEE ASSOCIATES L.P.,
a Delaware limited partnership

By: 1994-N2 Tennessee GP Corp.,
its general partner

By: _____
Name: Allyn S. Patrick, Secretary

0400579
IDENTIFICATION REFERENCE
98 FEB 13 AM 10:42
FELIX ... REGISTER
DAVIDSON CO., TN.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BOOK 10794 PG 210

On this 16th day of January, 1998 before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared Allyn S. Patrick, with whom I am personally acquainted, and who, upon oath, acknowledged to be Secretary of 1994-N2 Tennessee GP Corp., general partner of 1994-N2 Tennessee Associates L.P., the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as its Secretary and on behalf of said corporation.

NOTARY PUBLIC STATE OF TEXAS
Penny A. McGee
Notary Public, State of Texas
My Comm. Expires 03/27/01

Penny A. McGee
Notary Public in and for the
State of Texas

My commission expires:

03/37/01

Penny A. McGee
Printed Name of Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is greater is 65,000.00 .

Grace B. Constant
Affiant

Sworn to and subscribed before me this the 6th day of February, 1998.

June E. Atkinson
Notary Public

JUNE E. ATKINSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
5-28-2000

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

RECEIVED OF _____

FOR _____

BOOK 10794 PG 211

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

02/13/98 01 10:43 0001 3290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400579
IDENTIF. REFERENCE

98 FEB 13 AM 10:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1253805