Box 50 -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 10807 PG 445

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Felix D. Gower, Jr.	SouthTrust Mortgage	Map 95-03-A
2258 Lebanon Road, Unit 49	P.O. Box 11407	Parcel CO 49
Nashville, TN 37214	Birmingham, AL 35246-0021	

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 Felix D. Gower 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:

Land in Davidson County, Tennessee, being Unit 49, 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

040233

98 FEB 24 PM 1:56

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BOOK 10807 PG 446

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 consideration or value, whichever is greater, for this transfer is $58,912.00.

Grace S. Cantant
Affiant

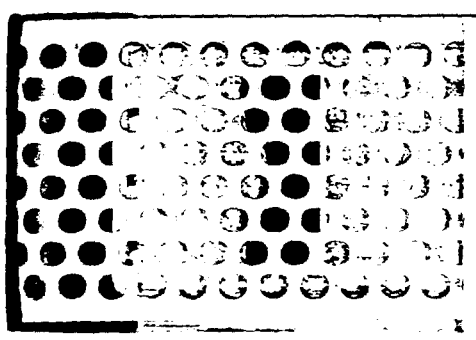
Subscribed and sworn to before me this the 13th day of February, 1998.

Thomas E Rowell
NOTARY PUBLIC

My Commission Expires: September 1999

THOMAS E ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

7181 02/24 0101 CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10807 PG 447

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

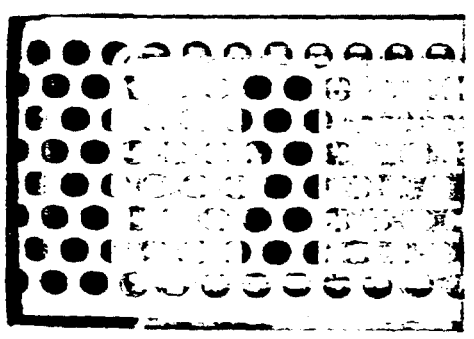
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT 5[illegible]2.00
CON TX 227.98
PRFEE 1.00
MORTA 3.00
TOTAL 228.98
CHECK 228.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0404233

CLERK'S REFERENCE

98 FEB 24 PM 1:56

No. 1257658