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

BOT 505 LA

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

BOOK 10951 PG 794

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Agnes M. Bolan 6001 Old Hickory Blvd., # 441 Hermitage, TN 37076	SouthTrust Mortgage Corp 210 Wildwood Parkway Birmingham, AL 35209	Map 95-03-A Parcel CO 57

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 Agnes M. Bolan 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 57, 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 Special Warranty Deed of record in Book 10289, Page 93, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 57, 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 26th day of May, 1998.

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

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

By: _____

Name: B. W. Giesen, II, Vice President

BOOK 10951 PG 795

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On this 26th day of March, 1998 before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared B. W. Giesen, II, with whom I am personally acquainted, and who, upon oath, acknowledged to be Vice President 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.

Cherrier A. Jackson
Notary Public in and for the
State of Texas

My commission expires: 9-18-99

Cherrier A. Jackson
Printed Name of Notary Public

CHERRIER A. JACKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 09/18/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The acutal consideration or value whichever is greater,for this transfer is $73,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 1998.

Notary Public

My Commission Expires: Sept 23, 2000

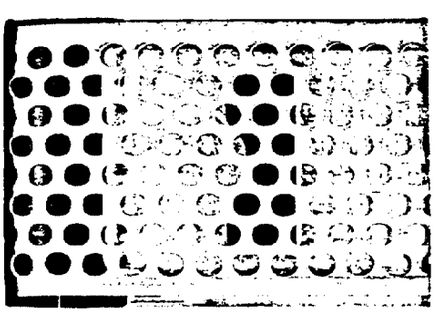
R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0443539
IDENTIF. & REFERENCE

98 MAY 29 PM 2:48

FELIX A. LESCHER REGISTER
DAVIDSON COUNTY, TN.

3258 05/29 0101 03CHECK 279.10



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

RECEIVED OF _____

FOR _____

BOOK 10951 PG 796

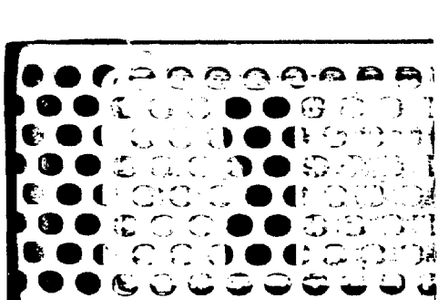
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73000.00
CON TX 270.10
PRFEE 1.00
MISC 8.00
TOTAL 279.10
CHECK 279.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 14:50 0001 3258



0443539
IDENTIF. # REFERENCE

98 MAY 29 PM 2:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299203