Box 50-B

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

BOOK 11076 PAGE 123

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Peter and Stephanie Bogatinoff	NationsBank of Tenn	095-03-O-A
2258 Lebanon Road, Unit 3	One NationsBank Plaza	Parcel 003.00 CO
Nashville, TN 37214	Nashville, Tn 37239	

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 Peter F. and wife Stephanie J. Bogatinoff 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 3, 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 93, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 3, 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 23rd day July, 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
Its: Secretary

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BOOK 11076 PAGE 124

On this 23rd day of July, 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.

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The acutal consideration or vaule whichever is greater, for this transfer is $69,000.00.

Stephanie J Bogatin
Affiant

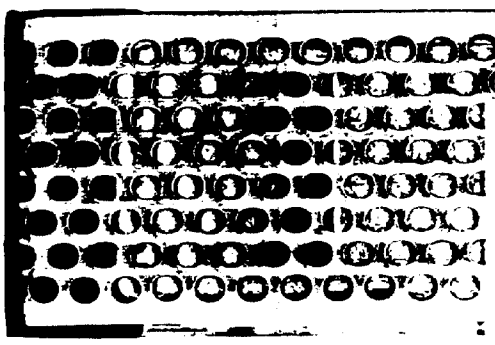
Subscribed and sworn to before me, this the 19th day of August, 1998.

Carol R. Rimer
Notary Public

My Commission Expires:
1/27/2001

STATE OF TENNESSEE
DAVIDSON COUNTY

0477870
IDENTIF. & REFERENCE
98 AUG 21 AM 9:46
0104 08/21 0101 03CHECK 266.



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

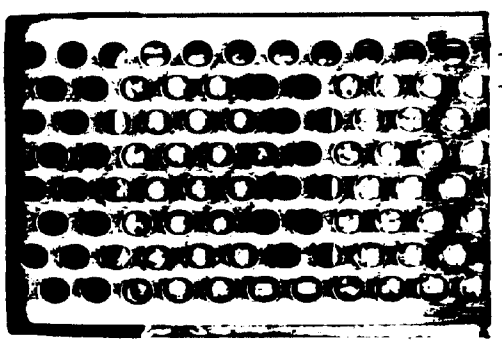
RECEIVED OF _____

FOR _____

BOOK 11076 PAGE 125

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 69000.00
CON TX 255.30
PRFEE 1.00
MISC 8.00
BANK 2.00
TOTAL 266.30
CHECK 266.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/21/98 01 09:47 0001 0104

0477870
IDENTIF. # REFERENCE

98 AUG 21 AM 9:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1335603