60X50-B
JA

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

BOOK 11124 PAGE 643

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Karen Eloise Simms 2258 Lebanon Rd. #50 Nashville, TN 37214	SouthTrust Mortgage Corp 210 Wildwood Parkway Birmingham, AL 35209	95-03-0-A-050.00C0

KEY

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 Karen Eloise Simms an unmarried person 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 No.50 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to 1994-N2 Tennessee Associates L.P., by Deed of Record in Book 10289, page 88, Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 50, 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 20th day of August, 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

0491388
IDENTIF. & REFERENCE

98 SEP 24 AM 9:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On this 20th day of August, 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 in and for the
State of Texas

My commission expires: 9-18-99

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

Printed Name of Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $69,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 1998.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Exipres:
Sept 23, 2000

4561 09/24 0101 03CHECK 266.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11124 PAGE 645

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	69000.00
			CON TX	255.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	266.30
			CHECK	266.30
09/24/98	01	09:50	0001	4561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

049388
IDENTIF. # REFERENCE

98 SEP 24 AM 9:48
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1349904