Lot 50-B
5A

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

BOOK 11125 PAGE 115

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
James L. Carter, Jr. Frances Carter 2258 Lebanon Rd, #20 Nashville, TN 37214	SouthTrust Mtg Corp 5409 Maryland Way, Ste 100 Brentwood, TN 37027	95-03-0-A-020.00C0

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 James L. Carter, Jr. and wife, Frances P. Carter 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.20 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 20, 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

0491504
IDENTIF. # REFERENCE

98 SEP 24 PM 1:34
[illegible] 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.

Cherrier A. Jackson
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

Cherrier A. Jackson
Printed Name of Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James L. Carter Jr.
Affiant

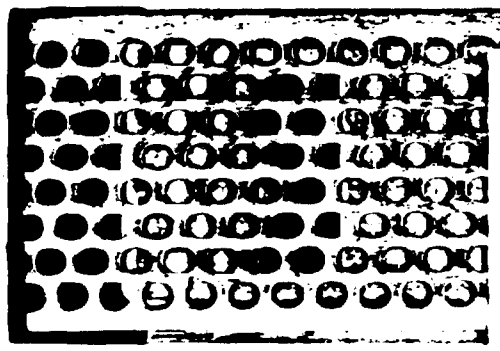
Subscribed and sworn to before me, this 23rd day of September, 1998.

Notary Public

My Commission Expires:
9/23/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4678 09/24 0101 03CHECK 251.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11125 PAGE 117

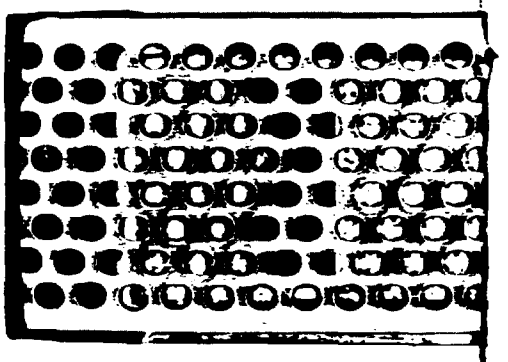
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.50
CHECK 251.50

09/24/98 01 13:36 0001 4878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0491504
IDENTIF. ↑ REFERENCE

98 SEP 24 PM 1:34

BILL CARRIGER REGISTER
DAVIDSON COUNTY, TN.

No. 1350021