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QUITCLAIM DEED

FROM: SunTrust Bank, Nashville, National Association, successor to Third National Bank in Nashville, a national banking association, as Trustee, Grantor

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

TO: First American National Bank, a National banking association, successor to First American Trust Company, N.A., a national trust company (successor fiduciary to First American National Bank of Nashville), as Trustee, Grantee

Address New Owner:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes:	Map-Parcel Numbers:
c/o AmeriStar Investments & Trust 400 First American Center Nashville, TN 37237	Same	Map 93-9 Parcels 192, 193, 210, 211, 212, 213

Field Book Numbers:

8W 00580	8W 00585
8W 00795	8W 00805
8W 00815	8W 00825

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($-0-).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of December, 1998.

Notary Public

My Commission Expires: 7/24/99

FOR GOOD AND VALUABLE CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, and to establish of record the correct ownership of Grantee in the herein described property, SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, successor to Third National Bank in Nashville, a national banking association, as Trustee, with full power to mortgage, sell or convey without the joinder of any beneficiary ("Grantor"), quitclaims unto FIRST AMERICAN NATIONAL BANK, a national banking association, successor to First American Trust Company, N.A., a national trust company (successor fiduciary to First American National Bank of

Nashville pursuant to Tennessee Code Annotated, Section 45-2-1008), as trustee under the Will of Helen T. Nichols, deceased, of record in Will Book 90, page 373, said Probate Court Clerk's Office, ("Grantee"), its successors and assigns, an undivided 44.41% interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1508, 1509, 1510, 1511, 1512, 1513, 1515, 1517, 1519, 1521 McGavock Street, Nashville, Tennessee .

Witness our hands this 16 day of December, 1998.

GRANTOR:

SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, Successor to Third National Bank in Nashville, a national banking association, as Trustee with full power to mortgage, sell or convey without the joinder of any beneficiary

By: _____

Title: V.P. & Trust Real Estate Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of said County and State, personally appeared David P. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be V.P. & Trust Real Estate Officer (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, Successor to Third National Bank in Nashville, a national banking association, as Trustee with full power to mortgage, sell or convey without the joinder of any beneficiary, the within named bargainor, and that he as such VP & Trust Real Estate Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the banking association, in its capacity as Trustee, by him self as V.P. & Trust Real Estate Officer.

Witness my hand and seal, at Office this 16th day of December, 1998.

Deborah A. Hughes
Notary Public

My Commission Expires: 7/24/99

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

341508.2 12/8/98

98 DEC 16 PM 2:02
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
0526130

EXHIBIT A

Property Description

BOOK 11255 PAGE 503

TRACT NO. 1:

Land in Davidson County, Tennessee, being the West Half of Lot No. 124 on the Map of McNairy, Kirkman and Porter's Plan of Lots, called West Nashville, of record in Book 9, pages 322 and 323, Register's Office for said County.

Said part of said Lot No. 124 fronts 50 feet on the north side of McGavock Street and runs back between parallel lines 169 feet to an alley.

TRACT NO. 2:

Being the easterly one-half of Lot No. 126 on the plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said part of Lot No. 126 fronts 50 feet on the northerly side of McGavock Street and runs back between parallel lines, 169 feet to an alley.

TRACT NO. 3:

Being the easterly 50 feet of Lot No. 125 and the westerly 40 feet of Lot No. 123 in McNairy's West Nashville Plan, as of record in Book No. "C", page 136, of the Chancery Court at Nashville, Tennessee, described as follows:

Beginning at the northeast corner of what was D. A. Bradley's lot; thence easterly with the south margin of McGavock Street 90 feet to the northwest corner of the W. M. Woolwine lot; thence running southwardly, 166 feet to a 12-foot alley; thence westwardly, along the northerly margin of said alley, 90 feet; thence northwardly along Bradley's line, 166 feet to the beginning.

TRACT NO. 4:

Being the westerly half of lot No. 125 in McNairy's plan of West Nashville Lots, as of record in Book 9, Pages 322 and 323, Register's Office for said County. Said part of lot No. 125 fronts fifty (50) feet on the southerly side of McGavock Street and runs back between parallel lines 166 feet to an alley.

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EXHIBIT A
Property description - continued

TRACT NO. 5:

Parcel No. 1: Being the easterly ninety feet of lot No. 127 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, and Plan Book 1, Page 15, Chancery Court at Nashville, and in Book 9, Pages 322 and 323, Register's Office for said County. Said part of lot No. 127 fronts ninety feet on the southerly side of McGavock Street and runs back between parallel lines one hundred sixty-six feet to an alley.

Parcel No. 2: Being the westerly ten feet of Lot No. 127 and the easterly half or fifty feet of lot No. 129 on McNairy's Plan of West Nashville Lots, of record in Book 9, pages 322 and 323, said Register's Office, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, Tennessee. Said westerly part of lot No. 127 and the easterly part of lot No. 129 front together sixty feet on the southerly side of McGavock Street, and run back between parallel lines one hundred sixty-six feet to an alley.

Tracts 1 through 5 being a portion of the same property conveyed to Third National Bank in Nashville, a national banking association, as Trustee, by deed from Ralph Nichols Company, a Tennessee corporation, of record in Book 4322, page 182, Register's Office of Davidson County, Tennessee. The said Third National Bank in Nashville having since changed its name to SunTrust Bank, Nashville, National Association, a notice of the name change being of record in Book 9933, page 957, said Register's Office.