FB12-
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QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
ERBan Commercial Realty, L.P. 708 Berry Road Nashville, Tennessee 37204	708 Berry Road Nashville, TN 37204	Map 91-2 Parcel 95

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 28 day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-25-00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Erban Realty Co., Ernest Russell Buchi, Jr., Lanell B. Padgett, and Russanne Buchi ("Grantors"), by these presents, do hereby quitclaim and convey unto ERBan Commercial Realty, L.P., ("Grantee"), its successors and assigns, all of their right, title and interest, in and to the following described land in Davidson County, Tennessee:

PARCEL 1 - Being parts of Lots Nos. 1 and 3 in Block 20 in the Cherokee Park Subdivision and fronting 45 feet on the west side of Twentieth (20) Street.

Beginning at a point in the westerly margin of Twentieth (20) Street, said point being thirty feet (30) northwardly from the northwest corner of said Twentieth (20) Street and California Avenue, as laid out in Cherokee Park Subdivision, which is of record in Book 161, page 75, R.O.D.C. Tennessee, running thence northerly 45 feet to a point; thence at right angles westerly 100 feet to the point of beginning.

PARCEL 2 - Being the southerly 30 feet of lots Nos. 1 and 3 of Block 20 in Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for said county.

Said parts of lots Nos. 1 and 3 front 30 feet on the westerly side of 61st Avenue, North, formerly 30th Street, and run back between parallel lines, along the northerly margin of California Avenue, 100 feet, more or less, to the easterly margin of Lot No. 5 on said plan.

Being the same property conveyed to Erban Realty Co. by Deed from Wallace Foriest and wife Ethel Foriest of record in Book 6539, page 153, Register's Office of Davidson County, Tennessee, to Lanell B. Padgett by Quitclaim Deed from E.R. Buchi of record in Book 8848, page 915, as re-recorded in Book 8851, page 943, Register's Office of Davidson County, Tennessee, to Russanne Buchi by Quitclaim Deed from E.R. Buchi of record in Book 8848, page 911, as re-recorded in Book 8851, page 939, Register's Office of Davidson County, Tennessee, to Ernest Russell Buchi, Jr. by

Quitclaim Deed from E.R. Buchi of record in Book 8848, page 913, as re-recorded in Book 8851, page 941, Register's Office of Davidson County, Tennessee,

The above described property is not the usual place of residence of the Grantors.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of December, 1998.

Ernest Russell Buchi, Jr.

Lanell B. Padgett

Russanne Buchi

E.R. Buchi, d/b/a ErBan Realty, Co.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Russell Buchi, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of December, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: July 27 2002

My Commission Expires JULY 27 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lanell B. Padgett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28 day of December, 1998.

NOTARY PUBLIC

RICHARD A. JOHNSON NOTARY PUBLIC

My Commission Expires: 3-25-00

428607.03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russanne Buchi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 1998.

J. FOTRE III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/27/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.R. Buchi doing business as Erban Realty Co., a sole proprietorship, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28 day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-25-00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 27, 2002

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IDENTIF. ↑ REFERENCE

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WILL GRAHAM REGISTER
DAVIDSON COUNTY, TN.

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