Box 58 B

BOOK 11295 PAGE 107

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
R-5 Investments 508 Cornersville Road Lewisburg, TN 37091	Same	092-16B-21.00CO 092-16-B-088-CO 092-12-A-102-CO 92-12-A-101CO

This instrument prepared by: DAVID B. GRAY
Hix Gray & Nave, PLLC, 315 Deaderick Street, Suite 1620, Nashville, TN 37238

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Charles Edward Roberts, Jr., Suzanne Roberts, Pam Allen, Jan Young and John Roger Roberts, a/k/a John Roberts** (collectively the "Grantor"), hereby sell and quitclaim to **R-5 Investments**, a general partnership ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 900 19th Avenue So. Unit 214, Nashville, TN 37212; 900 19th Avenue South, #809, Nashville, TN 37212; 1808 State Street, Unit 102, Nashville, TN 37203, and 1808 State Street, Unit #101, Nashville, TN 37203.

Executed this 12th day of January, 1999.

Charles Edward Roberts Jr.,
CHARLES EDWARD ROBERTS, JR., Grantor

Suzanne Roberts,
SUZANNE ROBERTS, Grantor

Pam Allen,
PAM ALLEN, Grantor

Jan Young,
JAN YOUNG, Grantor

John Roger Roberts,
JOHN ROGER ROBERTS, a/k/a/ John Roberts, Grantor

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public, Charles Edward Roberts, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12 day of January, 1999.

Benny L Russell
Notary Public

BENNY R. RUSSELL NOTARY PUBLIC AT LARGE, TN

My Commission Expires: 8-1-01

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public, Suzanne Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12 day of January, 1999.

Benny L Russell
Notary Public

BENNY R. RUSSELL NOTARY PUBLIC AT LARGE, TN

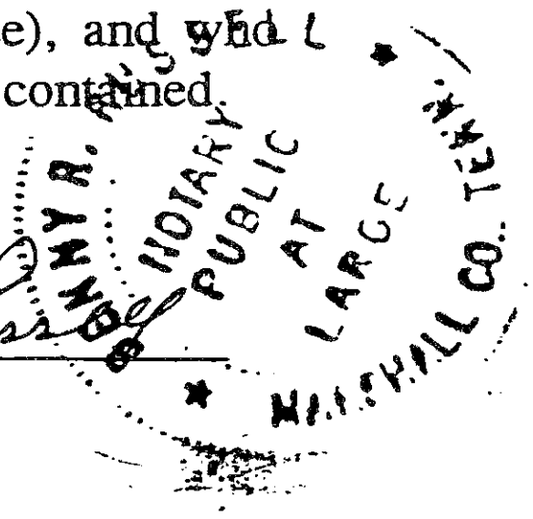
My Commission Expires: 8-1-01

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public, Pam Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12 day of January, 1999.

Benny R Russell
Notary Public



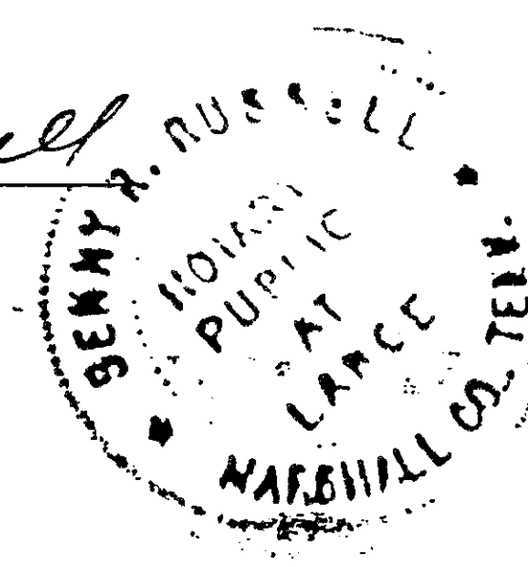
My Commission Expires: 8-1-01

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public, Jan Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12 day of January, 1999.

Benny R Russell
Notary Public



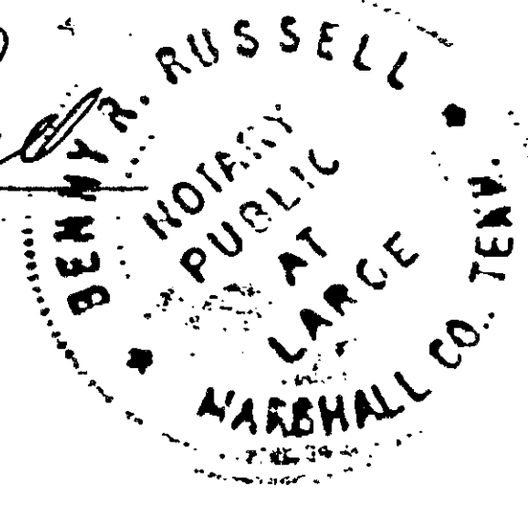
My Commission Expires: 8-1-01

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public, John Roger Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12 day of January, 1999.

Benny R Russell
Notary Public



My Commission Expires: 8-1-01

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $10.00.

Mary Ann Roberts
Affiant

Subscribed and sworn to before me this 12th day of January, 1999.

Notary Public

My Commission Expires: 3/25/2000

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05361 55

IDENTIF. & REFERENCE

JAN 12 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

PARCEL 1:

Land in Davidson County, Tennessee, BEING Lot No. 163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Book 1, page 81, Chancery Court for Davidson County, Tennessee, and further known as:

Unit No. 214 on the Plan of University Square Condominium Apartments, of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts, Jr. and Suzanne Roberts, Pam Allen and Jan Young and John Roberts by deed of record in Book 9472, page 974, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Land in Davidson County, TN, BEING Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 809 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 719, page 884, said Register's Office.

Being the same property conveyed to Charles Edward Roberts, Jr. and Suzanne Roberts and Pam Allen and John Roger Roberts and Jan Young by deed of record in Book 9756, page 912, Register's Office for Davidson County, Tennessee.

PARCEL 3:

Land in Davidson County, TN, BEING Unit No. 102 in a Horizontal Property Regime of State House Manor, of record in Book 7333, page 56, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles Edward Roberts, Jr. and Suzanne Roberts and Pam Allen, John Roger Roberts, and Jan Young, as tenants in common, by deed of record in Book 9628, page 903, Register's Office for Davidson County, Tennessee.

PARCEL 4:

Land in Davidson County, TN, BEING Unit No. 101, in a Horizontal Property Regime as shown on the condominium site plan of State House Manor, of record in Plat Book 7333, page 56, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles Edward Roberts, Jr., Suzanne Roberts, Pam Allen, Jan Young and John Roberts, Tenants in Common, by deed of record in Book 9439, page 665, Register's Office for Davidson County, Tennessee.

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