BOX 51B

Davidson County DEEDQC
Recvd: 03/22/01 16:04 3pgs
Fees:15.00 Taxes:185.00
20010322-0027964

This Instrument Prepared By:
WYATT, TARRANT and COMBS, LLP (BAS)
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Fortner / Morel Partnership c/o D. Trent Fortner 1707 Division Street Nashville, Tennessee 37203	same	Map: 92-16-0 Parcel: 343

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **D. TRENT FORTNER** and wife, **KRISTA J. FORTNER** (referred to hereinafter as "Grantors"), individuals, do hereby quitclaim and convey unto **FORTNER / MOREL PARTNERSHIP** ("Grantee"), A Tennessee general partnership, its successors and assigns, all of Grantors' right, title and interest, whatever it may be, in and to a certain tract or parcel of land located in Davidson County, Tennessee, described with greater particularity in **Exhibit A**, attached and incorporated by reference.

This is improved property known as 1707 Division Street, Nashville, Tennessee 37203. Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the property.*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 9th day of February, 2001.

GRANTORS:

x _____
D. Trent Fortner (Grantor)

x _____
Krista J. Fortner (Grantor)

*Grantors and Grantee understand that Wyatt, Tarrant & Combs, LLP has not preformed a title search in connection with this conveyance, and is acting solely on the direction of the parties hereto in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $50,000.00

FORTNER / MOREL PARTNERSHIP (Affiant)

By: x _____

Title: Partner

Subscribed and sworn to before me this 9th day of February, 2001.

_____ **NOTARY PUBLIC**

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **D. Trent Fortner** and **Krista J. Fortner**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained, by signing theirs names thereto.

Witness my hand and seal, at office in Davidson County, Tennessee, this 9th day of February, 2001.

_____
Notary Public

My commission expires:

9/28/2002

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

EXHIBIT A
(Property Description)

Land in the Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the North by Division Street, on the east by O'Barr Lurton and a 16' Alley on the South by a 9' alley and on the West by Chera and being Lots 2 and 3, Map showing subdivision of Lots 130 and 131 in O.B. Hayes Plan of Small Lots (Book 547, page 40 R.O.D.C., TN.) Being described according to a survey by Campbell, McRae and Associates, Inc. (John Hood TN R.L.S. #1838,) 2424 21st Avenue S, Suite 201, Nashville, Tennessee 37212 Dated 6-26-00 more particularly as follows:

BEGINNING at a iron rod (old) in the southerly margin of Division Street, said rod being located N 44° 24' 13" E 17.50' feet from the easterly margin of 18th Avenue South and being a corner of the Jane Chera Land (Book 9370, page 798 R.O.D.C., TN); Thence with said southerly margin of Division Street N 44° 24' 13" E 84.12' feet to a iron rod (old), said rod being a corner to the O'Barr Lurton Land (Book 6264, page 225 R.O.D.C, TN); Thence leaving said southerly margin of Division Street with said O'Barr Lurton Land S 44° 24' 45" E 113.05' feet to a P.K. Nail (new) in the westerly margin of a 16' alley; thence with said westerly margin S 00° 16' 23" W 2.67' feet to a P.K. nail (new) at the intersection of the northerly margin of a 9' alley; thence with the northerly margin of said alley S 48° 34' 34" W 80.32' feet to a iron rod (new) in the line of said Jane Chera; thence with said Chera N 45° 28' 21" W 109.05' feet to the point of beginning containing 0.21 acres more or less.

Being the same property conveyed to D. Trent Fortner and Krista J. Fortner by Deed of record as Instrument No. 2000071480069698, Register of Deeds Office for Davidson County, Tennessee.

This is the same description contained in the last deed of record.