ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.
Franklin Realty Mortgage Corporation	Same	Map: 147-7
2824 West Diversey Avenue		
Chicago, Illinois		Parcels: 84 and 237
This instrument prepared by: Joseph V. Ferrelli, Attorney 104 Woodmont Blvd., Suite 115, Nashville, TN 37205		Box 7A
This instrument was prepared using information provided by the parties		

QUITCLAIM DEED

Know all persons by these presents, Superior Built Construction Corporation, a Tennessee corporation (hereinafter referred to as the "Grantor"), do hereby bargain, sell, quitclaim and convey unto Franklin Realty Mortgage Corporation, an Illinois corporation (hereinafter referred to as the "Grantee"), all of Grantor's interest in the following described real estate located in Davidson County, Tennessee, to-wit:

SEE EXHIBIT A

Being the same property conveyed to Superior Built Construction Corporation by Warranty Deed dated January 2, 2003, of record in Instrument Number 20030108-003218, Davidson County Register of Deeds.

This is unimproved property known as 2 tracts, J. J. Watson Avenue, Nashville, TN 37208.

This description is the same as was used in the last deed of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of value, whichever is greater for this transfer is $0.00.

Affiant

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Subscribed and sworn to before me this 13th day of JANUARY, 2004.

Notary Public

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed the 15th day of April, 2003.

SUPERIOR BUILT CONSTRUCTION CORPORATION

By: _____

Its: _____

Davidson County DEEDQC
Recvd: 01/26/04 14:22 3pgs
Fees:17.00 Taxes:0.00
20040126-0009839

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared FRANK RICCI of Superior Built Construction Corporation with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be the PRESIDENT of Superior Built Construction Corporation and that HE as such PRESIDENT executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIMSELF as PRESIDENT.

WITNESS my hand and official seal at Nashville, Tennessee, this 23RD day of JANUARY, 2004.

JOSEPH V. FERRELLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Joseph V. Ferrelli
NOTARY PUBLIC

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

EXHIBIT A

Land located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, located on the northerly margin of J.J. Watson Avenue west of Nolensville Pike and being bounded on the north by Lots 13-20 of T.C. Cooks Resubdivision of part of the B.F. Cook Old Home Place on the east by Redd and Wilson on the south by J.J. Watson Avenue and on the west by Superior Built Construction and being described according to a boundary survey dated 11/14/02 by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) at the northwesterly terminus of J.J. Watson Avenue (30' R.O.W. un-improved); said rod being located N 09° 20' 51" E 244.76 feet from an iron rod (old) at the southeast corner of the Superior Built Construction Land (Instrument # 20020717-0085792 R.O.D.C., TN) and the southwest corner of the Presley B. Gray Land (Book 4885, page 99 R.O.D.C., TN) said Gray's Land being further described as a reserved parcel shown on Bell Manor (Book 4885, page 99, R.O.D.C., TN); Thence leaving the margin of said J.J. Watson Avenue with the easterly line of said Superior Built Construction

Land N 11° 35' 03" E 217.08 feet to an iron rod (old) in the southerly line of Lot 20, T.C. Cooks Resubdivision of Part of the B.F. Cook Old Home Place (Book 547, page 163, R.O.D.C., TN); Thence with the southerly line of Lots 20-13 of said T.C. Cooks Resubdivision being owned as follows:
Lot 20 – Metro Government, Book 5414, page 245, R.O.D.C., TN
Lot 19 – Tyne Gray, Book 7081, page 628, R.O.D.C., TN
Lot 18 - Tyne Gray, Book 7081, page 628, R.O.D.C., TN
Lot 17 - Tyne Gray, Book 1368, page 218, R.O.D.C., TN
Lot 16 – Venture Properties, Book 9460, page 941, R.O.D.C., TN
Lot 15 - Tyne Gray and Ella Christine Gray, Instrument # 20010212-0013389, R.O.D.C., TN
Lot 14 – Katherine Ostein, Book 7315, page 648, R.O.D.C., TN
Lot 13 - Katherine Ostein, Book 7150, page 72, R.O.D.C., TN
S 87° 31' 03" E 375.73 feet to an iron rod (old) at the northwest corner of the Tennie Mae Redd Land (Instrument # 20000525-0052505, R.O.D.C., TN); Thence with said Redd S 02° 52' 46" E. 100.64 feet to an iron rod (old) being a corner to the Betty Wilson and Joseph Wilson Land (Book 10675, page 690, R.O.D.C., TN); Thence with said Wilson S 73° 24' 05" W. 70.62 feet to an iron rod (old); Thence S 03° 31' 59" E. 128.28 feet to an iron rod (old) on the northerly margin of said J.J. Watson Avenue; thence with said northerly margin N 81° 49' 22" W 367.99 feet to the point of beginning containing 1.97 acres more or less.