WHEN RECORDED MAIL TO:

Howard M. Larsen, Inc.
4 Upper Newport Plaza, Suite 103
Newport Beach, California 92660

SEND TAX BILLS TO:

Rossmore Enterprises
23041 Avenida de la Carlota, #210
Laguna Hills, California 92653

BOOK 8823 PAGE 474

MAIL ENV.

REGISTER'S OFFICE
DAVIDSON COUNTY, TN
Dec 20 5 20 AM 192

IDENTIFICATION REFERENCE

7.6.8.5.1.

QUITCLAIM DEED

THE STATE OF TENNESSEE)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Philip S. Sirianni, Trustee of the Philip S. Sirianni and Janice B. Sirianni 1981 Revocable Living Trust, as amended and restated June 29, 1982 of the County of Orange, State of California, by these present does hereby quitclaim and convey unto Rossmore Enterprises, a California corporation of the County of Orange, State of California, its successors and assigns, all their right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

More commonly known as: 3403 Nolensville Road, Nashville, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS his hand this 2nd day of November, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHILIP S. SIRIANNI, TRUSTEE

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

5229 12/28 0101 03CHECK 12.00

On this 2nd day of November, 1992, before me, the undersigned , a Notary Public in and for said State, personally appeared Philip S. Sirianni personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand an official seal

Notary Public in and for said County and State

OFFICIAL NOTARY SEAL
PATRICIA E MIGLIORI
Notary Public — California
LOS ANGELES COUNTY
My Comm Expires JUN 23,1995

(SEAL)

AP# 133020 328.00

FOR ACTUAL CONSIDERATION OR VALUE whichever is greater for this transaction is $0.00 (none).

Philip S. Sirianni

Philip S. Sirianni, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Philip S. Sirianni, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand official seal.

Patricia E. Migliori

Notary Public in and for said County and State (SEAL)

OFFICIAL NOTARY SEAL
PATRICIA E. MIGLIORI
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUN 23,1995

EXHIBIT "A"

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being the same property conveyed to W.P. Sanford and A.J. Shelton, et ux, in Deed Book 638, page 592, R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows according to a survey prepared by Dale and Associates, Inc., dated February 21, 1985.

Beginning at a point situated in the easterly right-of-way of Nolensville Road (80' R-O-W) and the northerly margin of an alley; thence along said right-of-way N 22 deg. 44' 01" W a distance of 150.24 feet to a point marking the beginning of a radius intersecting the southerly right-of-way of McCall Street (50' R-O-W); thence around said curve to the right having a central angle of 119 deg. 39' 01", a radius of 13.00 feet a total length of 27.15 feet to a point; thence S 83 deg. 05' 00" E a distance of 165.35 feet to a point; thence S 6 deg. 55' 00" W a distance of 150.00 feet to a point; thence N 83 deg. 05' 00" W a distance of 102.32 feet to the point of beginning and containing 0.49 acres of land, more or less.

Being the same property conveyed to Gramercy Enterprises, a California Corporation, by deed from Laura Joan Sanford, unmarried, of record in Book 6512, page 111, Register's Office for Davidson County, Tennessee.