THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ronald E Underwood
Affiant

Subscribed and sworn to before me this 21st day of April, 1995.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

95 MAY -8 AM 9:53 FELIX ... REGISTER DAVIDSON COUNTY, TN.

58426 IDENTIFICATION REFERENCE

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
BEN ANDERSON ALLEN JEFFREY L. McKAY 1110 Russell Street Nashville, Tennessee 37206	STERLING BANK & TRUST 24800 Northwestern Highway Suite 400 Southfield, Michigan 48034	MAP 83-13 PARCELS 28 & 29

3406 05/08 0101 03CHECK 8.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Right of Survivorship,

I, JEFFREY L. McKAY, unmarried, for the express purpose of creating an undivided one-half interest Joint with Right of Survivorship in BEN ANDERSON ALLEN and JEFFREY L. McKAY, by these presents do hereby quitclaim and convey unto RONALD E. UNDERWOOD, Trustee, his successors and assigns, all right, title and interest that I may have in a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Lots Nos. 58 and 59 on the Plan of East Edgefield Addition as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 58 and 59 front together 100.0 feet on the southerly side of Russell Street, formerly Linn Street, and run back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Jeffrey L. McKay, unmarried, by deed from James O. Miller, Jr., Executor the Estate of Richard Gary Terry with full power to convey, of record in Book 8939, page 919, Register's Office for Davidson County, Tennessee.

This is improved property known as 1110 Russell Street, Nashville, Tennessee 37206.

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

And now, I, the said RONALD E. UNDERWOOD, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto BEN ANDERSON ALLEN as to a 90.0% interest and JEFFREY L.

McKAY, as to a 10.0% interest, both unmarried, as joint tenants with right of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 21st day of April, 1995.

JEFFREY L. McKAY

RONALD E. UNDERWOOD, Trustee

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 JEFFREY L. McKAY, the bargainor, 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 and official seal this 21st day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 RONALD E. UNDERWOOD, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.