[redacted]

This Instrument Prepared By: BOOK 10199 PG 354
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Downey Family Trust	Same	048-00-0
259 Summit Road		Parcel 045.00
LaVerne, California 91750		

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we Earl C. Downey Jr. and wife Mrytle Jordan Downey, by these presents do hereby quitclaim and convey unto Earl C. Downey, Jr. or Ethel Ruth Downey, Trustees for the Downey Family Trust, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Which property is described in Exhibit "A" attached hereto and incorporated herewith by reference.

Being the same property conveyed to Earl C. Downey, Jr. Et ux Mrytle Jordan Downey by deed from Earl C. Downey, Jr. Et ux Ethel R. Downey, Edna D. Hoover et vir, J.H. Hoover, and Sara Jean Rotoli as of record in Book 7775, page 470, R.O.D.c.

STATE OF ~~TENNESSEE~~ CALIFORNIA
LOS ANGELES COUNTY OF ~~DAVIDSON~~] The actual consideration or value whichever is greater, for this transfer is $ -0-.

J. M. Domond
~~Earl C. Downey Jr~~
AFFIANT

Sworn to and subscribed before me this 3rd day of July, 1996.

J. M. Domond
NOTARY PUBLIC

My commission expires: 11/25/98

TAI

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

WITNESS our hands this 3rd day of July, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Earl C. Downey Jr.
EARL C. DOWNEY, JR.

Ethel Ruth Downey
ETHEL RUTH DOWNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. M. DOMOND, a Notary Public in and for said County and State, the within named, Earl Cummings Downey Jr and Ethel Ruth Downey, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Claremont, ~~Tennessee~~ CALIFORNIA, this 3rd day of July, 1996.

J. M. Domond
NOTARY PUBLIC

My commission expires: Nov. 25. 1998

J. M. DOMOND
COMM. # 1044146
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires NOV 25, 1998
220 S Indian Hill Blvd Ste C Claremont, CA 91711

EXHIBIT 'A'

TRACT NO. 1: Two tracts of land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, as follows: First part of lot 8, on the Plan of the Division of the Henry Holt, Sr., Home Place, between Isaac Holt and Henry Holt 3rd, a plan of which is of record in Plan Book No. 2, page 91, said court. Also another tract of land adjoining said part of Lot 2, containing 17.80 acres, said two tract of land being described together as follows: Beginning at a point in the southern boundary line of a tract of land owned by John W. Holt the northerly corner of said Lot 2 and running thence south 88-1/2° East with said John W. Holt's southern boundary line, 15.7 poles to a corner of said John W. Holt's property; thence north with said John W. Holt's line 46 poles to his corner; thence north 55° East with said John W. Holt's line 30 poles to his corner; thence east with his southern boundary line 67 poles to his corner; thence south with his line 26 poles to his corner; thence south 86-1/2° East with his southern boundary line 43.34 poles more or less, to the northwest corner of a tract of land owned by Benton M. & Miles C. Shoemake; thence with these lines as follows: South 3-1/4° West 5.51 poles, South 56-1/2° West 10.18 poles, South 27-1/2° West 11.88 poles, North 86-1/2° West 3.03 poles, south 3-1/2° West 7.70 Poles, South 33" West 18.90 poles, South 58-1/2° West 15.42 poles, South 64° West 14.48 poles, South 71-1/2° West 13.51 poles, South 52-1/2° West 36.30 poles, South 42-1/2° West 19.82 poles, South 19° West 3.39 poles, South 60-1/2° West 17.94 poles, and North 17-1/4° West 42.8 poles to the southeast corner of a tract of land conveyed by G. W. Nix to Richard Johnson and wife by Deed of record in Book 620, page 355, Register's Office for said county; thence North 17-1/4° West, with said Johnson and wife's eastern boundary line 181 feet to their northeast corner. Being also the southeast corner of a tract of land conveyed by G. W. Nix, to R. H. Gleason and wife by Deed of record in Book 621, page 283, said Register's Office and now owned by John C. Roesch; thence north 17-1/4° West with said John C. Roesch's eastern boundary line 29.76 poles to his northeast corner 29.76 poles to his northeast corner, the beginning. Containing 61 acres more or less. Being all of said Lot 2, except 2 parts conveyed by Shiloh Hyde to G. W. Nix, by Deed of record in Book 518, page 384, said Register's Office. Also that tract of land adjoining said part of Lot No. 2 conveyed by G. W. Nix, to Shiloh Hyde by Deed of record in Book 518, page 386, said Register's Office.

Also a roadway 20 feet wide located in the 13th formerly the 23rd Civil District of said county described as follows: The center line of said roadway 20 feet wide begins in Benton M. & Miles Shoemake's (formerly G. W. Nix's) East boundary line of their tract at 225 feet North 17-1/4° West from said Shoemake's (formerly Shiloh Hyde's) southwest corner of his original tract, and runs South 30-1/4° West 275 feet, more or less, including a strip 10 feet wide on each side of said center line to the north part of a gate on the Eaton Creek Road, and Conveyed by G. W. Nix to Shiloh Hyde by deed of Record in Book 518, page 386, said Register's Office. Also a roadway 20 feet wide being a continuation of the roadway above described the center line beginning at a point 220 feet North 60-1/2° East from the Northwest corner of the tract of land conveyed by Shiloh Hyde to G. W. Nix, by Deed of record in Book 518, page 384, said Register's Office, and running thence South 30-1/4° West about 290 feet to the western boundary line of said tract of land said roadway having been reserved in said above mentioned deed, second the southeast part of lot 2 on the Plan of the division of the Henry Holt, Sr., Home Place, described as follows: Beginning at the southeast corner of said Lot 2, and running thence West 21 poles more or less, to the line between the Underwood property the the tract of land owned by Benton M. and Miles C. Shoemake; thence with the line between this tract of land and said Shoemake tract of land as follows: North 36-1/4° East 10.68 poles North 45-3/4° East 11.76 poles and north 60° East 9.64 poles to a point in the eastern boundary line of said lot 2, S

3-1/2° West 40.48 poles from the northeast corner of said lot 2; and thence South 3-1/2° West with the eastern boundary line of said lot 2, 25.32 poles to the beginning, containing 2 acres, more or less, being the southeast corner of the tract of land conveyed by Fannie V. Compton and husband, William Compton, to Shilo N. Hyde by deed of record on Book 374, page 282, said Register's Office.

BEING the same property conveyed to Earl C. Downey and wife, Myrtle Jordon Downey by Installment Deed from Lizzie A. Hyde, Frances Hyde, Ellen Hyde Jarrett and husband Elwin F. Jarrett, Merrol Hyde, Beatrice Hyde McPherson and James C. McPherson, of record in Book 946, page 126, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: A tract of land in the 13th Civil District of Davidson County, Tennessee, a part of the tract of land formerly owned by Henry Holt, Sr., lying on the northerly side of Eaton's Creek Road and described according to a curvey made by S. R. Sanford, Jr., Surveyor, on October 25, 1946, as follows:

BEGINNING at a point in the boundary line of land now owned by Earl C. Downey and running thence with said line South 16 degs. 5' West 110 feet to a stake; thence South 84 degs. 40' East 192.1 feet to a stake; thence North 23 degs. 10' East 154.5 feet to a stake; thence North 42 degs. 5' East 219.5 feet to a stake; thence North 50 degs. 50' East 211.3 feet to a stake; thence North 22 degs. 20' West 146.0 to a stake; thence South 52 degs. 20' West 334.3 feet to a stake; thence South 41 degs. 40' 306.7 feet to the point of beginning, containing 2.421 acres according to said survey.

BEING the same property conveyed to Earl C. Downey and wife, Myrtle J. Downey, by Warranty Deed from D. D. Patton and wife, Willie N. Patton, of record in Book 1428, page 9, Register's Office for Davidson County, Tennessee.

Earl C. Downey since died and, therefore, the property vested solely in his wife, Myrtle Jordon Downey. Myrtle Jordon Downey died September 7, 1988, and by the provisions of her Last Will and Testament which has not been probated, the property was devised to her children, Edna D. Hoover, Sara Jean Rotoli, Widow, and Earl C. Downey, Jr., her sole next of kin and heirs at law. Edna D. Hoover's husband, J. H. Hoover, and Earl C. Downey, Jr.'s wife, Ethel R. Downey, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the herein property, marital or otherwise.

0220085
IDENTIFICATION REFERENCE
96 SEP 23 PM 1:30
CLERK & MASTER REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
1503 09/23 0101 03CHECK 12.00