This transfer is exempt from the Tennessee real estate according tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF CALIFORNIA
COUNTY OF Orange

ESH TERRI HUTCHISON COMM. #1281843 Notary Public-California ORANGE COUNTY My Comm. Exp. Oct. 26, 2004 ESH

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

Leon D Foster by Leon Dewey Foster Jr Attorney - in - Fact
Affiant

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

Terri Hutchison

My Commission Expires: 10/26/04

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
2081 Business Center Dr.
Suite 165
Irvine, CA 92612

Address New Owner as Follows:
THE LEON SENIORS FAMILY TRUST
Dated 3-09-01
3610 BLUEBELL ST.
SEAL BEACH, CA 90740

Send Tax Bill to:
LEON DEWEY FOSTER, JR.
Trustee(s) of
THE LEON SENIORS FAMILY TRUST Dated
3-09-01
3610 BLUEBELL ST.
SEAL BEACH, CA 90740

Map Parcel Number:
092-07-0-013.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LEON D. FOSTER, SR., for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto LEON DEWEY FOSTER JR. Trustee(s) respectively, and his/her/their successors in trust for the benefit of LEON DEWEY FOSTER SR., under the terms of THE LEON SENIORS FAMILY TRUST Dated 3-09-01, a Revocable Living Trust, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

BEING THE EASTERLY FIFTEEN FEET OF THE SOUTH ONE-HALF (1/2) OF LOT NUMBER FOUR AND WESTERN EIGHTY-FIVE FEET OF THE SOUTH ONE-HALF (1/2) OF LOT NUMBER THREE OF THE ELIZABETH HARDING LYLE TRACT, A PLAN ON WHICH SUBDIVISION IS OF RECORD IN MINUTE BOOK NUMBER 25, PAGE 453, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE. SAID EASTERLY FIFTEEN FEET OF THE SOUTH ONE-HALF (1/2) OF LOT NO. 4 (FOUR) AND SAID WESTERLY EIGHTY-FIVE (85) FEET OF THE SOUTH ONE-HALF (1/2) OF LOT NUMBER THREE (3) ADJOIN AND FRONT TOGETHER ONE HUNDRED (100) FEET ON THE NORTH SIDE OF HERMOSA STREET AND RUN BACK NORTHWARDLY, BETWEEN PARALLEL LINES TO A TWELVE FOOT ALLEY, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO DORA BADER BY DEED FROM E. C. SCRUGGS AND WIFE, OF RECORD IN BOOK 654, PAGE 245, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING the same land conveyed to LEON D. FOSTER, SR. from EDITH EUNICE (FOSTER) OTEY and EDITH BARLOW WHITE by Deed of record in Deed Book 9085 Page 823 & 824 in the Register's Office for DAVIDSON County, Tennessee.

This is improved property known as: 2110 Hermosa, Nashville.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Davidson County DEEDQC
Recvd: 03/20/01 13:33 2pgs
Fees:10.00 Taxes:0.00
20010320-0026688

WITNESS my hand this 9 day of MARCH, 20 01

Leon D Foster Sr. by Leon Dewey Foster Jr Attorney-in-Fact
LEON D. FOSTER, SR., BY LEON DEWEY FOSTER, JR. HIS ATTORNEY-IN-FACT

STATE OF CALIFORNIA

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and said county and state, LEON D. FOSTER, SR., BY LEON DEWEY FOSTER, JR. HIS ATTORNEY-IN-FACT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at SEAL BEACH California ~~Tennessee,~~ this 9 day of MARCH, 20 01.

Notary Public

My Commission expires: 10/26/04

TERRI HUTCHISON
COMM. #1281843
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Oct. 26, 2004

This deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.