This instrument was prepared by:

Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater is $-0-.

Gloria Leonard McKinnie
Affiant

Subscribed and Sworn to before me, this 13th day of August, 2002.

Notary Public

My Commission Expires: 01-29-05

MAP# 92-06-621

Davidson County DEEDQC
Recvd: 08/16/02 15:43 5pgs
Fees:32.00 Taxes:0.00
20020816-0099596

The Name and Address of the new owner is:

Gloria Leonard McKinnie, Cresa Leonard Bailey & Moses S. Leonard, Jr.
1206 Jackson Street, #1
Nashville, Tennessee 37208

MAIL TAX BILLS TO:

Cresa Leonard Bailey
1206 Jackson Street, #1
Nashville, Tennessee 37208

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Gloria Leonard McKinnie, Cresa Leonard Bailey and Moses S. Leonard, Jr., as joint tenants with right of survivorship, We, Ellen Leonard Pugh, Gloria Leonard McKinnie, Cresa Leonard Bailey, Moses S. Leonard, Jr., and Prentice Leonard ("Grantors"), by these presents do hereby quitclaim and convey unto Carolyn Piphus ("Trustee"), her heirs and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Map Of Buchi Subdivision of Lot No. 20 of McNairy Subdivision, the Plan of which is of record in Book 421, Page 66 of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 18 fronts fifty feet on the west side of Foster Street, and extends back westwardly between parallel lines 153 1/3 feet, more or less to an alley in the rear.
>
> Being the same property conveyed to Moses Leonard and wife, Cresa Leonard by deed from The Citizens Savings Bank & Trust Company of record in Book 1012, Page 181, Register's Office for Davidson County, Tennessee. Moses Leonard and wife, Cresa Leonard having since died and leaving Grantors as their sole heirs at law as evidenced by an affidavit of Inheritance of record as instrument# X, Register's Office for Davidson County, Tennessee * 20020816-0099595

This is improved property known as 727 25th Avenue, North, Nashville, TN.

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

And now, I, the said Carolyn Piphus ("Trustee"), for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Gloria Leonard McKinnie, Cresa Leonard Bailey and Moses S. Leonard, Jr. ("Grantees"), as joint tenants with right of survivorship, their heirs and assigns, 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 our hands this 13th day of August, 2002.

PLEASE SIGN →

Ellen Leonard Pugh

Moses S. Leonard, Jr.

Gloria Leonard McKinnie

Prentice Leonard

Cresa Leonard Bailey

Carolyn Piphus, Trustee

STATE OF California]
COUNTY OF Los Angeles]

Personally appeared before me, Nancy Abbott, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, Ellen Leonard Pugh, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Long Beach, California on this 22nd day of July, 2002.

Nancy Abbott
NOTARY PUBLIC

My Commission Expires: 12/4/02

NANCY ABBOTT
Commission # 1203765
Notary Public - California
Orange County
My Comm. Expires Dec 4, 2002

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Brenda Maxwell, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, Gloria Leonard McKinnie, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 31st day of July, 2002.

Brenda Maxwell
NOTARY PUBLIC

My Commission Expires: 01-29-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Carolyn Piphus, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, Cresa Leonard Bailey, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 8th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/26/03

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Brenda Maxwell, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, Moses S. Leonard, Jr., the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 31st day of July, 2002.

Brenda Maxwell
NOTARY PUBLIC

My Commission Expires: 01-29-05

STATE OF Tennessee]
COUNTY OF Davidson]

Personally appeared before me, Carolyn Piphus, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, Prentice Leonard, the within named bargainor, with whom I am personally acquainted, who signed and delivered the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 8th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/26/03

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Brenda Maxwell, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, Carolyn Piphus, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 13th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 01-29-05