STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0 .

Deborah L. Beecher
DEBORAH L. BEECHER

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 28th DAY OF April, 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/09/07
(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 06/01/04 11:52 3pgs
Fees:17.00 Taxes:0.00
20040601-0063762

THIS INSTRUMENT WAS PREPARED BY:
THOMAS C. LAWLER,
FAY & LAWLER, ATTORNEYS AT LAW
4950WARING ROAD, SUITE 2
SAN DIEGO, CA 92120

TRACI PUTNAM
COMM. # 1427664
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires July 9, 2007

ADDRESS NEW OWNER AS FOLLOWS:
Deborah L. Beecher, et al.
1421 Thomas Avenue, #4
San Diego, CA 92109

SEND TAX BILLS TO:
Deborah L. Beecher
1421 Thomas Avenue, #4
San Diego, CA 92109

MAP-PARCEL NUMBERS:
Map 12
Parcel 42

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that DEBORAH L. BEECHER (also known as DEBORAH LEE CARROLL JOHNSON BEECHER), successor Trustee of the Charles D. Carroll Trust Agreement, dated January 8, 1987, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto CHANNING JOSEPH CARROLL, DEBORAH LEE CARROLL JOHNSON BEECHER, and JONATHAN IAN JOHNSON, as Joint Tenants, the entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

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

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

WITNESS my hand this 28th day of April, 2004.

Deborah L. Beecher
DEBORAH L. BEECHER, Successor
Trustee, Charles D. Carroll Trust
Agreement dated January 8, 1987

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On APR 28 2004 before me, TRACI PUTNAM, personally appeared DEBORAH L. BEECHER, 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

TRACI PUTNAM
COMM. # 1427664
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires July 9, 2007

EXHIBIT "A"

Commonly known as: 0 Springfield Highway, Goodlettsville, TN 37072.

LAND IN THE 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY BY RAY G. COLE, REGISTERED LAND SURVEYOR, NO. 924, DATED JULY 15, 1988, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTHEASTERLY MARGIN OF HIGHWAY 41, THE MOST SOUTHWEST CORNER OF THIS TRACT, AND BEING A CORNER TO CHARLES D. CARROLL, TRUSTEE PROPERTY, OF RECORD IN DEED BOOK 7436, PAGE 385, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING, SAID HIGHWAY AND WITH THE LINE OF SAID CARROLL FOR THE NEXT THREE CALLS AS FOLLOWS: N. 32 DEG. 24 MIN. 29 SEC. E. 322.23 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE, N. 6 DEG. 44 MIN. 30 SEC. W. 260.92 FEET TO AN EXISTING IRON PIN; THENCE, N 1 DEG. 11 MIN. 22 SEC. W. 393.43 FEET TO AN EXISTING IRON PIN, CORNER TO SAID CARROLL AND IN THE LINE OF DWIGHT LAINER/PORTER PROPERTY OF RECORD IN DEED BOOK 4951, PAGE 834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE LINE OF SAID PORTER AS FOLLOWS: N. 87 DEG. 58 MIN. 00 SEC. E. 174.96 FEET TO AN IRON PIN SET, AND N. 80 DEG. 01 MIN. 00 SEC. E. 120.00 FEET TO AN IRON PIN SET IN THE LINE OF SAID PORTER; THENCE, S 6 DEG. 56 MIN. 28 SEC. W. 735.69 FEET TO AN IRON PIN SET; THENCE, S 35 DEG. 15 MIN. 41 SEC. W. 398.33 FEET TO AN IRON PIN SET IN THE MARGIN OF SAID HIGHWAY 41; THENCE, WITH THE MARGIN OF SAID HIGHWAY N. 46 DEG. 05 MIN. 22 SEC. W. 150.00 FEET TO THE BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLES D. CARROLL, TRUSTEE OF CHARLES D. CARROLL TRUST AGREEMENT DATED JANUARY 8, 1987, BY DEED FROM KENNETH JOHNSON, EXECUTOR OF THE ESTATE OF PORTER G. WILLIAMSON, OF RECORD IN BOOK 7661, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS CONVEYED SUBJECT TO EASEMENTS APPARENT AND OF RECORD INCLUDING MANSKER'S CREEK, FLOOD PLAIN, SPRINGFIELD HIGHWAY AND TERMS OF CONTRACT. P. G. WILLIAMSON AND PORTER G. WILLIAMSON ARE ONE AND THE SAME PERSON.

Census Tract: 173