THIS INSTRUMENT PREPARED BY: Allen D. Lentz, Esq. GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Suite 1100 315 Deaderick Street P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994

STATE OF DAVIDSON) COUNTY OF TENNESSEE) The actual consideration for this transfer is $NONE.

AFFIANT Subscribed and sworn to before me, this 15th day of June, 2004.

Notary Public My Commission Expires: 5/27/2008

DENISE JOSCELYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 06/16/04 12:10 4pgs
Fees:22.00 Taxes:0.00
20040616-0071198

Address New Owners As Follows: Eli F. Merritt and Rosana Castrillo, Trustees of the Eli Merritt and Rosana Castrillo Revocable Trust dated February 27, 2004
3786 20th Street
San Francisco, CA 94110

Send Tax Bills To: Same

Map-Parcel Number:
Tract I: 092160B01600CO
Tract II: 092160B02400CO
Tract III: 092160B02600CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **ELI F. MERRITT AND WIFE ROSANA CASTRILLO DIAZ** (collectively "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim and give unto **ELI MERRITT AND ROSANA CASTRILLO, TRUSTEES OF THE ELI MERRITT AND ROSANA CASTRILLO REVOCABLE TRUST DATED FEBRUARY 27, 2004** ("Grantee"), all right, title and interest of Grantor in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I

Unit No. 209 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Elijah F. Merritt by deed from Home Savings of America, F.A., of record in Book 7956, page 97, Register's Office for Davidson County, Tennessee.

TRACT II

Unit No. 303 on the Plan of University Square Condominium Apartments of record in Book 7051, page 529, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Eli F. Merritt and wife, Rosana Castrillo Diaz by deed from Abigail Martha Norman, of record in Instrument No. 20021025-0131220, Register's Office for Davidson County, Tennessee.

TRACT III

Unit No. 305 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to Eli F. Merritt and wife, Rosana Castrillo Diaz by deed from Bryan Edward Berman, of record in Book 11343, page 684, Register's Office for Davidson County, Tennessee.

The legal descriptions are the same as in the previous deeds of record.

These are improved properties respectively known as 900 19th Avenue, South, No. 209 (Tract I), No. 303 (Tract II) and No. 305 (Tract III), Nashville, Tennessee 37212.

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

Eli F. Merritt and Elijah F. Merritt are one and the same person.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6900, page 24, Register's Office for said County.

3. Master Deed of Record in Book 7051, page 529, and By-Laws of record in Book 7051, page 559, all of which are in the Register's Office for said County amended Master Deed and By-Laws of record in Book 7119, page 884.

4. Charter of University Square Homeowner's Association in Book 7078, page 443, said Register's Office.

WITNESS our hands this 7th day of June, 2004.

Eli F. Merritt

Rosana Castrillo Diaz

STATE OF CALIFORNIA)
COUNTY OF ~~CALIFORNIA~~ SAN FRANCISCO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eli F. Merritt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of JUNE, 2004.

Notary Public

My Commission Expires:

KENNETH P. TOM
COMM. #1417896
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires June 11, 2007

227111.1/2004422

STATE OF CALIFORNIA)
COUNTY OF San Francisco)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosana Castrillo Diaz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2004.

Notary Public

My Commission Expires:

KENNETH P. TOM
COMM. #1417896
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires June 11, 2007

227111.1/2004422