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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 14 day of July, 2004

My Commission Expires: _____

BRADFORD JAMES MYERS
Notary Public
Commission # 1397080
Notary Public — California
Los Angeles County
My Comm. Expires Feb 26, 2007

This instrument was prepared by:
Senior Survival Legal Plan
POBOX 3691
NEWPORT BEACH, CA 92659

Address New Owner as Follows:
THE PEGGYJ. CROSBY LIVING TRUST
20700 QUEDO DRIVE
WOODLAND HILLS, CA 91364

Send Tax Bill to:
PEGGY J. CROSBY Trustee(s) of
THE PEGGY J. CROSBY LIVING TRUST
20700 QUEDO DRIVE
WOODLAND HILLS, CA 91364

Map Parcel Number:
083-10-0 282.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PEGGY J. CROSBY, for and in consideration of the sum of _____-_0-_____ and __-0-____/100 Dollars ($ 0 .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 PEGGY J. CROSBY, Trustee(s), and their successors in trust, of THE PEGGY J. CROSBY LIVING TRUST, its successors and assigns, their entire right title and interest in and to a certain tract or parcel of land inDAVIDSON County, Tennessee, described as follows:
BOOK 7754 PAGE 259 - GRANTOR'S SOURCE OF TITLE
****

BEING the same land conveyed to PEGGY J. CROSBY from GLADYS HINKLE by Deed of record in Deed Book 69 Page 292 in the Register's Office for DAVIDSON County, Tennessee.

THIS is improved property known as: 1900 FORREST AVENUE, NASHVILLE, TENNESSE

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

WITNESS my hand this 14 day of July, 2004.

PEGGY CROSBY

Davidson County DEEDQC
Recvd: 07/30/04 08:45 3pgs
Fees:17.00 Taxes:0.00
20040730-0091224

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned, a Notary Public in and said county and state, PEGGY Los Angeles County and ~~LA~~, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at , CALIFORNIA, this 14 day of July ,2004.

BRADFORD JAMES MYERS
Commission # 1397080
Notary Public — California
Los Angeles County
My Comm. Expires Feb 26, 2007

Notary Public

My Commission expires: _____

TITLE SEARCH NEITHER REQUESTED OR DONE - PREPARED FROM INFORMATION SUPPLIED BY GRANTOR(S).

PEGGY CROSBY, AS A TENANT IN COMMON,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTLY IN THE 23RD WARD AND PARTLY IN THE 11TH WARD AND BEING PART OF THE 10-1/4 ACRE TRACT AS SHOWN ON THE PLAT OF RICHARDSON PLACE, OF RECORD IN BOOK 547, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY OF W. B. SOUTHGATE, SURVEYOR, DATED FEBRUARY 9, 1941, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF FORREST AVENUE IN THE WEST LINE OF SAID 10-1/4 ACRE TRACT; THENCE NORTHWARDLY 25 FEET TO AN IRON PIN; THENCE EASTWARDLY 200 FEET TO A STAKE; THENCE SOUTHWARDLY 25 FEET TO A STAKE; THENCE EASTWARDLY 363 FEET TO A POST IN THE WESTERLY LINE OF TILLMAN PROPERTY; THENCE WITH SAID LINE SOUTHWARDLY 404-1/2 FEET TO AN IRON PIN AT THE NORTHERN TERMINUS OF 24 FOOT AVENUE AS SHOWN ON THE PLAT OF RICHARDSON PLACE; THENCE WESTWARDLY WITH THE NORTHERN TERMINUS OF SAID AVENUE, 24 FEET TO THE NORTHEAST CORNER OF LOT 45; CONTINUING 44, 43, 42, 41, 40 AND 39, 543 FEET, IN ALL 567 FEET TO THE EASTERN TERMINUS OF WOODLAND STREET, BEING THE SOUTHWEST CORNER OF SAID 10-1/4 ACRE TRACT; THENCE NORTHWARDLY 405 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY DEVISED TO GLADYS C. DOZIER BY WILL OF WILLIAM BATE DOZIER, AS RECORDED IN WILL BOOK 69, PAGE 292, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE. THE SAID GLADYS C. DOZIER HAVING SINCE MARRIED EUELL W. HINKLE. THE SAID GLADYS HINKLE AND EUELL W. HINKLE HAVING SINCE DIVORCED WITH THE PROPERTY BEING CONVEYED TO GLADYS HINKLE BY DIVORCE DECREE OF RECORD IN MINUTE BOOK 39-C, PAGE 2532, FILED JANUARY 8, 1988, CIRCUIT COURT CLERKS OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS IS THE IMPROVED PROPERTY, KNOWN AS; 1900 FORREST AVENUE, NASHVILLE, TENNESSEE.