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This Instrument Was Prepared By:
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Davidson County DEEDQC
Recvd: 12/30/04 08:17 4 pgs
Fees:23.00 Taxes:2449.77
20041230-0154377

QUITCLAIM DEED

FROM: OLIN FAMILY TRUST UNDER AGREEMENT DATED MARCH 28, 1988

TO: FORTY PLUS, LLC, a New York limited liability company

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
		093 07 0 042.00
Forty Plus, LLC 5790 Kester Road Memphis, New York 13112	Forty Plus, LLC 5790 Kester Road Memphis, New York 13112	

STATE OF NEW YORK
COUNTY OF ONONDAGA

The actual consideration for this transfer is $662,100.00

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2004.

Notary Public

My commission expires:

EDWARD J. MOSES
Notary Public in the State of New York
Qualified in Onon. Co. No. 34-8034924
My Commission Expires ~~March 30, 19~~ Sept 2006

THIS QUITCLAIM DEED is made effective the first day of January 2004, from OLIN FAMILY TRUST UNDER AGREEMENT DATED MARCH 28, 1988 (the "Grantor"), with a mailing address of 5774-A Kester Road, Memphis, New York 13112 to FORTY PLUS, LLC (the "Grantee"), with a mailing address of 5790 Kester Road, Memphis, New York 13112.

WITNESSETH:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, for itself and its successors and assigns, hereby releases, quitclaims and conveys to Grantee any and all right, title and interest of Grantor in and to the premises located in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by reference, together with all buildings and permanent improvements thereon and all rights, privileges, easements and appurtenances thereunto belonging (collectively, the "Property"). Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered on the day and year first above written.

OLIN FAMILY TRUST UNDER AGREEMENT
DATED MARCH 28, 1988

By: _____
Name: Bradford K. Olin
Title: Trustee

STATE OF NEW YORK)
)
COUNTY OF ONONDAGA)

Before me, EDWARD J MOSES, of the state and county aforesaid, personally appeared BRADFORD K OLIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a trustee of the Olin Family Trust under Agreement dated March 28, 1988, the within-named bargainor, a trust, and that he (or she) as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself (or herself) as trustee.

WITNESS my hand and seal, at office in SYRACUSE, NY, this 27th day of DECEMBER, 2004.

Edward J Moses

Name: EDWARD J MOSES
NOTARY PUBLIC

My Commission Expires:

EDWARD J. MOSES
Notary Public in the State of New York
Qualified in Onon. Co. No. 34-8034924
My Commission Expires ~~March~~ Sept 30, ~~19~~2006

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EXHIBIT A

Land in Davidson County, Tennessee, being Lots No. 13, 14, 15, 16, 17, 18, 23, 24, 25, and 26, and parts of Lots No. 19, 20, 21, 22, 53, 54 and 55 on the Plan of J. R. Love's Subdivision of Lots No. 16 and 17 in D. B. Cooper's Addition to East Nashville of record in Book 161, page 162, Register's Office, Davidson County, Tennessee, described according to a survey by Barge, Waggoner and Sumner, Engineers, dated November 11, 1962, as follows:

Beginning at a point in the northerly margin of Crutcher Street at the easterly margin of a 14 foot alley as shown on said plan;

Thence North 80° 50' West 602.97 feet along the northerly margin of said Crutcher Street to a point;

Thence North 8° 35' East 74.83 feet to a point;

Thence continuing northerly 58.21 feet to a point in the center of Benedict Street;

Thence North 49° 58' East along the center line of Benedict Street, 338.35 feet to a point;

Thence South 40° 02' East 339 feet to a point;

Thence South 26° 32' East 51.42 feet;

Thence South 32° 27' East 165.44 feet to the point of beginning.

Being the same property conveyed to Olin Family Trust Under Agreement Dated March 28, 1988 by Deed from Kathleen B. Horrell, married, on the 19th day of November, 1992, recorded in Deed Book 8790, Page 675, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Crutcher Street, Nashville, Tennessee 37213.