The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little, House & Griffith 750 Old Hickory Blvd Suite 150, Building Two Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 05/23/08 08:31 4 pgs
Fees:22.00 Taxes:0.00
20080523-0052808

QUITCLAIM DEED
TERMINATING TENANCY BY ENTIRETY
AND VESTING OWNERSHIP IN FEE SIMPLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:SAME	MAP/PARCEL NUMBER:
Ian E. McElwain 5922 Cane Ridge Road Antioch, TN 37013		Map 182, Parcel 98

THIS INDENTURE, made this 14th day of May, 2008, between IAN E. MCELWAIN and wife, CAROL H. MCELWAIN, as tenants by the entirety, of Davidson County, Tennessee ("Grantors"), JUNE P. HOUSE, Trustee, with full power and authority to sell, transfer, exchange and convey, without joinder by or disclosure of the beneficiaries of the trust, and without obligation for third parties dealing with her as Trustee to look to the proper disposition of the proceeds arising from any such transaction ("Trustee") and IAN E. MCELWAIN, of Davidson County, Tennessee, in fee simple ("Grantee").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantors, by these present do hereby remise, release and forever quitclaim unto the Trustee, all their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, and in consideration of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Trustee does hereby remise, release and forever quitclaim unto Grantee, in fee simple, all her right, title and interest in and to the real estate located in Davison County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantors that this conveyance shall vest in Grantee, through the Trustee, all of the interest in fee simple in Grantee in the real property described herein.

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

and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

The transfer of the real property described herein is being done in connection with asset balancing for estate planning purposes and is not intended as a gift of such property.

IN WITNESS WHEREOF, Grantors and Trustee have executed this Quitclaim Deed on the day and year first above written.

GRANTORS

IAN E. MCELWAIN

CAROL H. MCELWAIN

TRUSTEE

JUNE P. HOUSE, ATTORNEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IAN E. MCELWAIN and CAROL H. MCELWAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 14th day of May, 2008.

NOTARY PUBLIC
My Commission Expires: 11/7/11

JUNE P. HOUSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUNE P. HOUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 14th day of May, 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH GRIFFITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer as the purpose of this instrument is to abolish a tenancy by entirety and that the actual consideration for this transfer is $0.00.

AFFIANT

COUNTY OF DAVIDSON
STATE OF TENNESSEE
Sworn to and subscribed before me this 14th day of May 2008.

NOTARY PUBLIC
My Commission Expires: 11/7/11

JUNE P. HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

BEING the same property conveyed to Ian E. McElwain and wife, Carol H. McElwain by Kay Francis Dorland, unmarried,by Warranty Deed of record in the Davidson County Register's Office, Book 8067, Page 514.

BEING Land in the 5th Civil District of Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl & Co. PC, dated 12/17/87 as follows:

BEGINNING at an iron pin in the easterly margin of Cane Ridge Road, said pin being 25.0 feet from the center of road and 607.20 feet south of Miller's northwest corner as conveyed in Book 6014, Page 780, Register's Office for Davidson County, Tennessee; thence southeasterly 39.27 feet with a curve having a radius of 25.0 feet to an iron pin; thence south 87 degrees 00 minutes east 713.0 feet; thence northeasterly 351.81 feet with a left curve having a radius of 326.70 feet to an iron pin; thence north 31 degrees 18 minutes east 82.25 feet; thence north 2 degrees 07 minutes west 363.93 feet to an iron pin in Ike Johnson's southerly line; thence with an existing wire fence south 85 degrees 36 minutes east 225.0 feet; thence south 86 degrees 08 minutes east 336.76 feet to Bond's northeast corner; thence south 6 degrees 13 minutes west 627.37 feet; thence north 73 degrees 58 minutes west 540.33 feet; thence north 48 degrees 24 minutes west 25.0 feet; thence with a right curve having a radius of 351.7 feet 315.43 feet; thence north 87 degrees 00 minutes west 738.0 feet to the margin of Cane Ridge Road; thence north 3 degrees 00 minutes east 50.08 feet to the point of beginning containing 7.64 acres more or less.

ALSO BEING KNOWN as improved property 5922 Cane Ridge Road, Antioch, TN 37013.