

This instrument prepared by and  
after recording return to:  
Andrew B. Carter  
Williams, McDaniel, Wolfe & Womack, P.C.  
5521 Murray Road  
Memphis, Tennessee 38119-3717  
(901) 767-8200

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## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Neelam Jain**, hereinafter referred to as "Grantor," does hereby grant, convey, and quitclaim unto **Mukesh Jain and Sudesh Jain, Trustees of the Tushina Jain Trust dated April 29, 2005**, hereinafter referred to as "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of DeSoto, State of Mississippi, to-wit:

Township 1 South, Range 7 West

Lot 5, 2<sup>nd</sup> Revision of Final Plat, AIRWAYS GARDENS COMMERCIAL SUBDIVISION, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 73, Page 23, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Prior instrument reference: Book 397, Page 699, of the conveyance records of DeSoto County, Mississippi.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The Grantor states that the purpose of this Quitclaim Deed is to transfer the entire right, title and interest of the Grantor in and to said real property to the **Tushina Jain Trust**. The trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. Section 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions

This is a transfer into trust by the Grantor. No actual monetary consideration is given to the Grantor.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee' heirs and assigns forever, with all appurtenances thereunto belonging.

WITNESS Grantor's hand in Southaven, Mississippi on this 29<sup>th</sup> day of April, 2005.

GRANTOR:

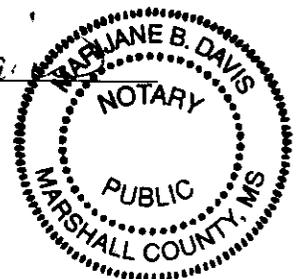
*Neelam Jain*  
NEELAM JAIN

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Neelam Jain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Southaven, DeSoto County, Mississippi on this 29<sup>th</sup> day of April, 2005.

*Marjane B. Davis*  
NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 26, 2007  
BONDED THRU STEGALL NOTARY SERVICE

**Grantor(s) Name, Address, phone:**

Neelam Jain  
76 Notting Creek Cove  
Eads, TN 38028  
Home Phone: 901-861-6633  
Work Phone: 901-861-6633

**Grantee(s) Name, Address, phone:**

Mukesh Jain and Sudesh Jain  
Trustees of the Tushina Jain Trust  
76 Notting Creek Cove  
Eads, TN 38028  
Home Phone: 901-861-6633  
Work Phone: 901-861-6633 .

**SEND TAX STATEMENTS TO GRANTEE**

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