This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL (JMB)
A Professional Corporation
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 02/13/02 15:59 7pgs
Fees:37.00 Taxes:0.00
20020213-0019347

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To
Monarch, LLC	new owner
3133 McGavock Pike	
Nashville, TN 37214	

Map & Parcel Nos.: (1) 026-1300 026.00 (5) 026-14-0 036.0 (9) 062-15-0 065.00
(2) 043-05-0 033.00 (6) 062-15-0 068.00
(3) 026-00-0 020.00 (7) 062-15-0 066.00
(4) 026-00-0 007.00 (8) 062-00-0 058.00

FOR good and valuable consideration, receipt of which is hereby acknowledged, ETHEL C. FITZPATRICK, an unmarried person, (being one and the same person as Ethel Fitzpatrick, Ethel B. Fitzpatrick, and Esther Fitzpatrick (the use of the name "Esther" being a scrivener's error found in deed recorded at Book 4232, page 573, Register's Office of Davidson County, Tennessee)), individually, and as trustee U/W of Brooks S. Fitzpatrick ("Grantor"), does hereby bargain, sell, remise, release, quitclaim, transfer and convey unto MONARCH, LLC, its successors and assigns ("Grantee"), all of Grantor's right, title, and interest in and to certain parcels of real property located in Davidson County, Tennessee and described more particularly on **Exhibit A,** attached hereto and made a part hereof (the "Property"). Grantor is the surviving spouse of Brooks S. Fitzpatrick, who died testate on December 31, 1986, and whose will is recorded at Will Book 157, page 553, Davidson County Probate Clerk's Office.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of December, 2000.

Ethel C. Fitzpatrick
ETHEL C. FITZPATRICK, individually and as trustee U/W of Brooks S. Fitzpatrick

Ethel C. Fitzpatrick Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Ethel C. Fitzpatrick**, individually and as trustee U/W of Brooks S. Fitzpatrick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 17 day of December, 2000.

Notary Public

My Commission Expires:
5/28/03

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Ethel C. Fitzpatrick
AFFIANT

Subscribed and sworn to before me this 17 day of December, 2000.

NOTARY PUBLIC

My Commission Expires:
5/28/03

EXHIBIT "A"

Parcel 1 - 715 Two Mile Pike:

All that tract or parcel of land lying and being in the City of Goodlettsville, Davidson County, Tennessee, and being all of Lot No. 10 and the northerly 77 feet of Lot No. 11 of the map of the G. T. Moore's subdivision as per plat of record in Plat Book 547 at Page 184, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the westerly right of way line of Two-Mile Parkway (a road having an 87 foot right of way at said point); said point of beginning being in the present curb line of Two-Mile Parkway; running thence South 18° 27' 47" East along the westerly right of way line of Two-Mile Parkway 112 feet to a point; running thence South 68° 25' 27" West along an offset in the right of way of Two-Mile Parkway 5 feet to a point; running thence South 18° 27' 47" East along the westerly right of way line of Two-Mile Parkway 65 feet to a point at the common corner of property now or formerly owned by the Equitable Life Assurance Society of the United States as evidenced by deed reported in Deed Book 5344 at page 8, Register's Office of Davidson County, Tennessee; running thence South 68° 25' 27" West along the common line of the herein described property and the northerly line of the property now or formerly owned by the Equitable Life Assurance Society of the United States and severing Lot No. 11 of G. T. Moore's subdivision 195 feet to an existing iron pin in the easterly line of the property now or formerly owned by The Equitable Life Assurance Society of the United States; running thence North 18° 27' 37" West along the common line between the property now or formerly owned by The Equitable Life Assurance Society of the United States and herein described property (said line also being the westerly line of G. T. Moore's subdivision) 177 feet to an existing iron pin at the common corner of Lots 9 and 10 of said subdivision (and also being the common corner of the herein described property and property owned by Gulf Oil Corporation as evidenced by deed in Deed Book 4065 at page 695, Register's Office of Davidson County, Tennessee); running thence North 68° 25' 27" East along the common line of Lots 9 and 10 (said line also being the common line between the herein described tract and the property now or formerly owned by Gulf Oil Corporation) 200 feet to a point on the westerly right of way line of Two-Mile Parkway and the point of beginning; said property containing 35,023 square feet or 0.804 acres and being the same property conveyed to Brooks Fitzpatrick and Ethel B. Fitzpatrick by deed recorded in Deed Book 1345 at page 525, deed recorded in Deed Book 2138 at page 610, being a deed of correction of the deed recorded in Deed Book 2040 at page 310, and deed recorded in Deed Book 4389 at page 967, all in the Register's Office at Davidson County, Tennessee.

Said property is conveyed together with all rights under a certain easement agreement dated June 24, 1980 of record in Book 5622, page 26, R.O.D.C., Tennessee and executed between Gulf Oil Corporation (Grantor) and Brooks Fitzpatrick (Grantee) over a portion of the property described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, said tract being a portion of Lots 8 and 9 on the map of G. T. Moore's Subdivision as of record in Book 547, Page 184, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning in the westerly margin of Goodlettsville (Two Mile Pike), at an iron pin at the southeast corner of Lot No. 9; thence along the southerly line of Lot No. 9; South 67° 12' 20" West a distance of 144.90 feet to the true point of beginning; thence North 18° 34' 00" West a distance of 120 feet to a point; thence South 67° 12' 20" West a distance of 40.0 feet to a point in the easterly line of an easement, granted to Hardaway Construction Company, a partnership consisting of L. H. Hardaway, Sr. and L. H. Hardaway, Jr. from Gulf Oil Corporation dated November 16, 1976; thence along and with the easterly line of said easement South 18° 34' 00" East a distance of 120.0 feet to a point in the southerly line of Lot No. 9; thence along and with the southerly line of Lot No. 9 North 67° 12' 20" East a distance of 40.0 feet to the point of beginning.

Being the same property conveyed to Ethel B. Fitzpatrick by Quitclaim Deed from Brooks S. Fitzpatrick by Ethel B. Fitzpatrick, Attorney in Fact for Brooks S. Fitzpatrick of record in Book 5711, page 193, Register's Office for Davidson County, Tennessee.

Parcel 2 - 725 Gallatin Pike

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Madison Annex Subdivision, as of record in Book 843, page 32, R.O.D.C., Tennessee. Said lot fronts 100 feet on the west side of Gallatin Pike or Road and runs back 306 feet on the north line and 321 feet on the south line to the east right of way line of the L & N Railroad shown on said plan, on which it measures 101 feet.

Being the same property conveyed to Ethel C. Fitzpatrick, by Executor's Quitclaim Deed from Ethel C. Fitzpatrick, Executrix of the Estate of Brooks S. Fitzpatrick, Deceased, of record in Book 7801, page 891, Register's Office for Davidson County, Tennessee.

Parcel 3 - 125 Liberty Lane

Being part of Lot No. 8 on the Plan of A. L. Moore's Subdivision of Biltmore of record in Book 421, page 6, Register's Office for said county, described as follows:

BEGINNING at a point in the westerly margin of Liberty Lane at the northeast corner of the property conveyed to William E. Williams and wife by deed of record in Book 3372, page 199, said Register's Office thence along Williams' northerly line, South 67° 07' West 248.6 feet to an iron pin; thence North 31° 45' West 221.4 feet to an iron pin, W. A. Potter's southwest corner; thence along his southerly line North 56° 34' East 244.6 feet to an iron pin in the westerly margin of Liberty Lane; thence with the margin of the same, South 32° East 267 feet to the point of beginning.

Being the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick, by deed from Sampson Trawick of record in Book 4573, page 296, Register's Office for Davidson County, Tennessee.

Parcel 4 - 704 Two Mile Pike

A tract of land in the City of Goodlettsville in the Second Civil District of Davidson County, Tennessee being a part of Lot No. 4 on the map showing division among the heirs of the land owned by P. J. Moran on the Goodlettsville Pike as surveyed by Earl Drake, County Surveyor, December 17, 1927 (not of record) and being more fully described as follows:

All of the above said Lot 4 that is east of Rivergate Vantage as recorded in Book 4955, page 8 Register's Office for Davidson County, Tennessee, described as beginning at a concrete monument at the southeast corner of Rivergate Vantage and running with the east line of Rivergate Vantage, N 7° 41' 32" E, 245.1 feet to a concrete monument on the north line of Lot 4; thence, with this line, S 82½° E, 1303.36 feet to the northeast corner of Lot 4; thence with the east line of Lot 4, S 3½° W; 244.4 feet to the southeast corner of Lot 4, thence, with the south line of said lot, N 86½° W, 1302 feet to the point of beginning and containing about 7.3 acres.

Being the same property conveyed to Ethel C. Fitzpatrick individually and as Trustee under the Family Trust established under the Last Will and Testament of Brooks S. Fitzpatrick by Executor's Quitclaim Deed from Ethel C. Fitzpatrick, Executrix of the Estate of Brooks S. Fitzpatrick, Deceased, of record in Book 7801, page 894, Register's Office for Davidson County, Tennessee.

EXCLUDING, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY, which property was condemned in Davidson County Circuit Court Action No. 87C-3243;

Beginning at the point of intersection of the east boundary of the R & B Associates Property and the south boundary of the Rivergate Ltd. property; thence with said south boundary south 82 degrees 09 minutes 37 seconds east 568.65 feet to a point in the proposed south margin of State Route 386; thence with said south margin south 80 degrees 16 minutes 47 seconds west 595.80 feet to a point in said east boundary of the R & B Associates property; thence with said east boundary north 07 degrees 32 minutes 44 seconds east 179.71 feet to the point of beginning and containing 1.174 acres more or less.

Parcel 5 - Lot 1 Rivergate Vantage Sec 1 Rivergate Dr

Being Lot No. 1 on the Plan of Rivergate Vantage, Section One, of record in Book 4660, page 120, Reigster's Office for said County.

Said Lot No. 1 fronts 103.78 feet on the southerly margin of Rivergate Drive and runs back 116.77 feet on the easterly line and 152.61 feet on the westerly line, to a line in the rear measuring 95.0 feet thereon.

Being the same property conveyed to Ethel C. Fitzpatrick by deed from Brooks S. Fitzpatrick of record in Book 5020, page 712, Register's Office for Davidson County, Tennessee.

Parcel 6 - 2771 Pennington Bend Road

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the Plan of Sutherland Heights, Section III, Resubdivision of Reserved Parcel, as of record in Book 4060, page 7, said Register's Office.

Said Lot No. 2 fronts 125 feet on the northeasterly side of Pennington Bend Road and runs back 332.85 feet on the northwesterly line and 390 feet on the southeasterly line, which is a broken line, to a line in the rear on which it measures 265 feet.

Said Reserved Parcel "A" is described as follows: BEGINNING at a monument at the north rear corner of Lot No. 1; thence with the north line of said Parcel, south 87° 50' east 198 feet to a monument; thence south 3 ° 43' west 124.31 feet to a monument; thence south 3° 2' west 30.65 feet to a monument in the northeasterly line of Lot No. 1, thence with the line between Parcel "A" and Lot No. 1 in a northwesterly direction 247.65 feet to the point of beginning.

Being the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel Fitzpatrick by deed from Joseph C. Miller and wife, Juanita D. Miller of record in Book 4226, page 942, Register's Office for Davidson County, Tennessee.

Parcel 7 - 2775 Pennington Bend Road

BEING a tract marked "Reserved", not as individual building site" on the Plan of Sutherland Heights, Section Three, as of record in Book 2663, page 117, Register's Office for said County, and described according to a copy of a survey by J. R. Wauford & Co., January 19, 1965, and being part of Lot No. 9 on the Plan of George i. Waddey's Subdivision of the easterly part of the 1. W. Richardson Tract, in the 3rd Civil District o said County, and described according to a copy of a survey made November 29, 1952, by Ralph W. C. Lambert, Surveyor, described as follows:

BEGINNING on the northwesterly margin of Lishwood Drive at the southwest corner of the property conveyed to Edwin B. Lay and wife, of record in Book 3863, page 368, Register's Office for said County; thence with said Drive South 41° 56' West 105 feet; thence westerly 400 feet to the easterly margin of Pennington Bend Road; thence with the same northwesterly 105 feet to the southwest corner of Lot No. 2 on the Plan of Sullivan Heights, Section 3, Resubdivision of Reserved Parcel of

record in Book 4060, page 7, said Register's office; thence with the southerly line of said Lot No. 2 North 69° 40' East 245.7 feet and North 74° 25' East 144.3 feet; thence South 48° 04' East 245.7 feet and North 74° 25' East 144.3 feet; thence South 48° 04' East 188.77 feet to the beginning.

BEING the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel B. Fitzpatrick by deed from David M. Amonette and wife, Alice A. Amonette, of record in Book 4222, page 782, Register's Office for Davidson County, Tennessee.

Parcel 8 - 2777 Pennington Bend Road

Land in the 3rd Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 10 on the Map of George I. Waddey's Subdivision of the easterly part of the I.. W. Richardson 30 acre tract, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 937, and revised in March, 1939, as follows:

Said northerly half of said Lot No. 10 fronts 100 feet on the easterly side of Pennington Bend Road and extends back 396 feet, more or less, on the northerly side, and 370 feet, more or less, on the southerly side, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Brooks S. Fitzpatrick and wife, Ethel C. Fitzpatrick by deed from Felix D. Riley and wife, Dorothy N. Riley of record in Book 4293, page 972, Register's Office for Davidson County, Tennessee.

Parcel 9 - Lot 1 Sutherland Heights, Lishwood Drive

Being Lot No. 1 on the Plan of Sutherland Heights, Section 3, Resubdivision of Reserved Parcel as of record in Plan Book 4060, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 92.5 feet and 33.52 feet on the northwesterly side of Lishwood Drive and extends back 188.7 feet and 265.0 feet on the southwesterly line and extends back 189.60 feet and 247.65 feet on the northeasterly line to the rear on which it measures 94.0 feet.

Being the same property conveyed to Brooks S. Fitzpatrick and wife, Esther Fitzpatrick by deed from Richard Sailor and wife, Wilma Jean Sailor of record in Book 4232, page 573, Register's Office for Davidson County, Tennessee.

This deed has been prepared by information supplied by the parties and without a title search.