Box 40

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 10/05/04 15:34 3pgs
Fees:18.00 Taxes:92.50
20041005-0120057

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
c/o Margaret Gail Warner Griffin 2070 Hunterwood Drive Brentwood, TN 37027	New Owner	Map 51-2 Parcel 45

KNOW ALL MEN BY THESE PRESENTS that RUBY F. DRAPER, for and in consideration of the sum of TWENTY FIVE THOUSAND AND 00/100($25,000.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the terms of a certain Agreement dated May 27, 2004, executed by the undersigned and the herein named Grantees, of record in Instrument Number 20040601-0064082, Register's Office for Davidson County, Tennessee (hereinafter the "Agreement") does hereby convey, remise, release and forever quitclaim unto W. Y. DRAPER, JR. AND MARGARET GAIL WARNER GRIFFIN AND MICHAEL GREGORY WARNER, CO-SUCCESSOR TRUSTEES OF THE MARY M. WARNER REVOCABLE LIVING TRUST AGREEMENT U/A/D NOVEMBER 24, 1997, all of her right, title and interest, including the life estate she has held, in and to a certain tract of land in Davidson County, Tennessee, (hereinafter the "Property") described as shown on Exhibit "A" attached hereto and incorporated herein by reference. The said Ruby F. Draper acknowledges that all items and conditions of Agreement have now been satisfied and that she releases any rights she might have to Property as a result of Agreement. The ownership of Property is as follows: W. Y Draper, Jr. as to a one-half undivided interest and Margaret Gail Warner Griffin and Michael Gregory Warner, Co-Successor Trustees of the Mary M. Warner Revocable Living Trust Agreement u/a/d November 24, 1997, as to the other one-half undivided interest.

This is improved property known as 313 Westchester Drive, Madison, TN 37115.

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

WITNESS my hand this 5th day of October, 2004.

Ruby F. Draper

Ruby F. Draper

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruby F. Draper, the bargainor, 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 official seal this 5th day of October, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

W. G. Draper Jr.
Affiant

Sworn to and subscribed before me this 5th day of October, 2004

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Holiday Hills, of record in Book 3600, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Margaret Warner and W. Y. Draper, Jr., as tenants in common, a 1/3 undivided interest by Quitclaim Deed from W. Y. Draper, Sr., of record in Book 8872, page 22, Register's Office for Davidson County, Tennessee, with a Life Estate retained by W. Y. Draper, Sr. and wife, Ruby F. Draper; and conveyed to W. Y. Draper, Jr. and Mary Margaret Warner by Quitclaim Deed from W. Y. Draper, Sr., his remaining 2/3 undivided interest, of record in Book 9115, page 639, said Register's Office, with a life estate conveyed to W. Y. Draper, Sr. and wife, Ruby F. Draper. Therefore, W. Y. Draper, Jr. owned an undivided one-half interest in Property and Mary Margaret Warner owned an undivided one-half interest in Property, all of which was subject to the life estate to W. Y. Draper, Sr. and his wife, Ruby F. Draper.

By Quitclaim Deed of record in Book 11708, page 881, said Register's Office. Mary Margaret Warner conveyed her interest to Mary M. Warner, Trustee u/a/d November 24, 1997 of the Warner Revocable Living Trust Agreement and any successors in Trust, and any amendments thereto, with full power to sell, mortgage or convey without the joinder of any beneficiary. The said Mary M. Warner died and pursuant to the above mentioned Trust, Margaret Gail Warner Griffin and Michael Gregory Warner were named as Co-Successor Trustees.

By Quitclaim Deed of record in Instrument Number 20040506-0051838, said Register's Office, Margaret Gail Warner Griffin and Michael Gregory Warner, Co-Successor Trustees of the Mary M. Warner Revocable Living Trust Agreement u/a/d November 24, 1997, conveyed the one-half (1/2) undivided interest owned by the above named Trust to Margaret Gail Warner Griffin and Michael Gregory Warner.