This Instrument Prepared By:

Richard A. Jones (#3475)
EVANS, JONES & REYNOLDS,
a Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2424

Davidson County DEEDQC
Recvd: 12/30/04 13:37 4 pgs
Fees:22.00 Taxes:0.00
20041230-0154818

Address New Owner(s):	Send Tax Bills to:	Map/Parcel Nos.:
Warner Partners, LP 450 Kinhawk Drive Nashville, TN 37211	Warner Partners, LP 450 Kinhawk Drive Nashville, TN 37211	Map: 93-14 Parcels: 3 and 4

QUITCLAIM DEED

Know all persons by these presents that **Betty Sue Warner** the duly appointed Administratrix of the Estate of Edward Quinn Warner, deceased (the decedent), which Estate is being administered in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 00P-1843, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate pursuant to law and the disclaimer pursuant to Tenn. Code Ann. § 31-1-103 executed by Edward Quinn Warner, Jr. and Scott Patrick Warner that is of record in the Probate proceedings in the 7th Circuit Court, hereby releases, remises forever and quitclaims unto **Warner Partners, LP** all of the right, title and interest of the decedent and the decedent's estate in and to a certain parcel of land, consisting of improved property known as 521 8th Avenue South, Nashville, Davidson County, Tennessee, as described in Exhibit A attached hereto and incorporated herein by this reference.

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

WITNESS my hand this 29th day of December, 2004.

Betty Sue Warner

Betty Sue Warner
Administratrix of the Estate of
Edward Quinn Warner

22.00

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 **Betty Sue Warner**, Administratrix, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that is the Administratrix of the Estate of Edward Quinn Warner, deceased, and that she as such Administratrix executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2004.

Notary Public

My Commission Expires: July 19, 2008

Jason B. Elliott
Notary at Large
Davidson County, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Betty Sue Warner
Affiant

Subscribed and sworn to before me this 29th day of December, 2004.

Notary Public

My Commission Expires: July 19, 2008

Jason B. Elliott
Notary at Large
Davidson County, Tennessee

4777r012.sa.Quitclaim Deed.wpd

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being all of Lots 1, 2, 3, and part of Lot 4 in the Preston Hay Home Plan as per plan in Minute Book "B" of the Chancery Court of Davidson County, Tennessee, page 60. Said property being more specifically described as follows:

BEGINNING at a point 44 feet south of the southwest corner of Spruce Street and Hay; thence westerly along the south margin of a lot known as the Haggarty property 155 feet, more or less, to an alley; thence in a southerly direction with said alley to the right-of-way of the N.C. & St. L. Railway; thence a southeastern direction along the margin of said Railway's right-of-way to a stone; thence in a northeastern direction about forty feet to a stone in the dividing line separating Lot #3 and Lot #4, and 10 feet from the southern margin of Lot #3; thence in an eastern direction along the south margin of Lot #3 and 10 feet therefrom 139 feet to Spruce Street; thence in a northern direction along the margin of Spruce Street 108 feet, more or less, to the beginning.

Tract II:

Land in Davidson County, Tennessee, being part of the Preston Hay Home Place, a plan of which is of record in Minute Book "B" Page 60, Chancery Court at Nashville, described as follows:

BEGINNING at the southwest corner of Eighth Avenue, South, formerly the Frankling Pike or Spruce Street, and Hay Street; thence with the westerly margin of said Avenue, southerly 46 feet, more or less, to what was formerly George Moore's northeast corner; thence with his northerly line, westerly 152 feet, more or less, to the easterly margin of an alley; thence with said alley, northerly 46 feet, more or less, to the southerly margin of Hay Street; thence with the southerly margin of said street, easterly 148 feet, more or less, to the beginning.

Tract III:

Land in Davidson County, Tennessee, situated in the Preston Hay Plan in the City of Nashville, near the intersection of Eighth Ave. South with The Nashville, Chattanooga & St. Louis Railway, more particularly described as follows:

BEGINNING at the southwest corner of the mill building now owned by Fletcher and Wilson Coffee Company, said point of beginning being east of and distant 26 feet from the center line of the original main track of the Nashville and Chattanooga Railroad, if measured at right angles thereto; thence in a southeasterly direction, with a line parallel to and distant at all points 26 feet from the center line, a distance of 25 feet, more or less, to a point in the westerly margin of an alley, said marginal line being the easterly boundary line of Lot No. 9 in the Preston Hay Plan; thence in a northerly direction, with said alley line, a distance of 47 feet, more or less, to a point in the wall of said mill building; thence in a southwesterly direction, along the wall of said mill building and in a direction

at right angles to the center line of said railroad track, a distance of 38.3 feet to the point of beginning, the same being that part of Lot No. 9 in the Preston Hay Plan bounded by the mill building, by an alley and by The Nashville, Chattanooga & St. Louis Railway right-of-way line 26 feet from the center of the main track.

Tract IV:

Land in Davidson County beginning at a railroad spike in the south margin of Alley 120, which point is north 80° 44' west 140.15 feet from the intersection of the south line of Alley 120 and the west line of 8th Avenue, South; thence with the east line of the alley proposed to be closed (which runs from Alley 120 to the N.C. and St. L Railroad right-of-way) south 9° 16' west 190.99 feet to a point at said right-of-way; thence along the north line of said right-of-way north 47° 40' west 14.32 feet to a point; thence north 9° 16' east 47 feet to a point; thence northerly with the east line of brick building 5.49 feet to a point; thence south 80° 44' east to a point on said line which is 4 feet in a westerly direction from the east line of said alley to be closed; thence north 9° 16' east and parallel with said east line 125.2 feet to the south line of Alley 120; thence with the south line of said Alley 120 south 80° 44' east 4 feet to the point of beginning.

INCLUDED in the above-described Tracts, but EXCLUDED from this conveyance is the following described parcel conveyed to Perry Dale, Sr. and wife, Alberta G. Dale, by deed of record in Book 3818, page 587, Register's Office for Davidson County, Tennessee:

> Land in Davidson County beginning at a point in the south margin of Alley 120, which point is north 80 degrees 40' west 152.15 feet from the intersection of the south line of Alley 120 and the west line of 8th Avenue, South; thence with the west line of the alley proposed to be closed (which runs from Alley 120 to the NC & St. L. Railroad right-of-way) south 9 degrees 16' west 125.2 feet to a point; thence south 80 degrees 44' east to a point on said line which is 4 feet in a westerly direction from the east line of said alley to be closed; thence north 9 degrees 16' east and parallel with said east line 125.2 feet to the south line of Alley 120; thence north 80 degrees 44' west 8 feet to the point of beginning.

Being the same real property conveyed to Edward Quinn Warner by Warranty Deed of record in Book 8417, page 222, Register's Office for Davidson County, Tennessee, the said Edward Quinn Warner having since died and Betty Sue Warner having been appointed Administratrix of the Estate of Edward Quinn Warner, Case No. 00P-1843 in the Seventh Circuit Courtof Davidson County, Tennessee, Probate Division.