Prepared by:
Scott C. Williams
MANIER & HEROD, a Tennessee Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9370

Davidson County DEEDQC
Recvd: 12/27/07 14:42 4 pgs
Fees:22.00 Taxes:0.00
20071227-0148072

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Edna Properties, LLC	C/O Jonathan B. Pennington	
4672 Heath Road	4672 Heath Road	Map – 092-16-0
Nashville, TN 37220	Nashville, TN 37220	Parcel-043.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, JONATHAN B. PENNINGTON, as Trustee of the 1975 WILLIAM SCOTT PENNINGTON TRUST; JONATHAN B. PENNINGTON and JULIA PENNINGTON, as Co-Trustees of the 1975 JEFFERSON C. PENNINGTON, JR. TRUST; and JONATHAN B. PENNINGTON, as Trustee of the 1975 THOMAS GUV PENNINGTON TRUST (the foregoing, collectively hereinafter "Grantors"), for themselves, their successors and assigns, by these presents, hereby quitclaim and convey in fee simple unto EDNA PROPERTIES, LLC (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to the following parcel of land (the "Property") located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 and the westerly 40 feet of Lot No. 10 on the Plan of Williams' Heirs Subdivision of Lot No. 159 in Boyd Home Tract, as of record in Book 161, page 42, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 11 and 12 and part of Lot No. 10 together front 140 feet on the southerly side of West End Avenue and run back between parallel lines, with the easterly margin of 21st Avenue South, formerly Oak Street, 160 feet to an alley.
>
> Being the same property conveyed to Jon Pennington, as successor Trustee of the 1975 Thomas Guv Pennington Trust, by Successor Trustee Quitclaim Deed dated

December 31, 2002, and of record as Instrument No. 20021231-0162755, Register's Office for Davidson County, Tennessee; being the same property conveyed to Jon Pennington, as successor Trustee of the 1975 Jefferson C. Pennington, Jr. Trust, by Successor Trustee Quitclaim Deed dated December 31, 2002, of record as Instrument No. 20021231-0162754, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Jon Pennington, as successor Trustee of the 1975 William Scott Pennington Trust, by Successor Trustee Quitclaim Deed dated December 31, 2002, of record as Instrument No. 20021231-0162756, Register's Office for Davidson County, Tennessee.

The legal description stated above has been taken from the prior Quitclaim deed conveying the interest in said Property to Grantors. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to any deeds of trust or mortgages affecting any of the tracts so conveyed.

WITNESS MY HAND this 27 day of December, 2007.

GRANTORS:

JONATHAN B. PENNINGTON, Trustee of the 1975 William Scott Pennington Trust, Trustee of the 1975 Thomas Guy Pennington Trust, and Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust

JULIA PENNINGTON, as Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Hillary Cross, a Notary Public of this County, Jonathan B. Pennington, as Trustee of the 1975 William Scott Pennington Trust, Trustee of the 1975 Thomas Guy Pennington Trust, and Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust, the within named bargainors, and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 27th day of December, 2007.

HILLARY CROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

Hillary Cross
Notary Public
My Commission Expires: 11/22/08

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me Tatiana Janashvili, a Notary Public of this County, Julia Pennington, as Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust, the within named bargainor, and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 26th day of December, 2007.

Tatiana Janashvili
Notary Public
My Commission Expires: 03-27-08

TATIANA JANASHVILI
COMM. # 1473362
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMM. EXP. MARCH 27, 2008

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

JONATHAN B. PENNINGTON, Trustee of the 1975 William Scott Pennington Trust, Trustee of the 1975 Thomas Guv Pennington Trust, and Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust

Sworn and subscribed to before me this 27th day of December, 2007.

Notary Public

My Commission Expires: 11/22/08

HILLARY CROSS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires _____

JULIA PENNINGTON, Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust

Sworn and subscribed to before me this 26th day of December, 2007.

Notary Public

My Commission Expires: 03-27-08

TATIANA JANASHVILI
COMM. # 1473362
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMM. EXP. MARCH 27, 2008