Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Whitland Court, LLC 1516 16th Avenue Nashville, TN 37212	104-09-172	Whitland Court, LLC 1516 16th Avenue Nashville, TN 37212
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBM) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH R. PETERSON, TRUSTEE OF THE JANICE PETERSON ERNST TRUST, JANICE PETERSON ERNST, TRUSTEE OF THE JOSEPH R. PETERSON TRUST and JANICE PETERSON ERNST and JOSEPH R. PETERSON, CO-TRUSTEES OF THE CAROLYN LOIS CARLSON TRUST** (collectively, the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **WHITLAND COURT, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with (i) all claims, actions, rights, easements, interests, privileges, tenements, and hereditaments appurtenant thereto and (ii) all of Grantor's right, title and interest in and to the land upon which adjoining roads, streets, alleys, highways and rights-of-way are located (all of the foregoing being hereinafter collectively referred to as the "Property").

This is improved property located at 3810 Whitland Avenue in Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 01/04/08 15:45 5 pgs
Fees:27.00 Taxes:0.00
20080104-0001300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2008.

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 9-19-09

My Commission Expires SEPT. 19, 2009

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

2nd **IN WITNESS WHEREOF**, the Grantor has executed this Quitclaim Deed as of the day of January, 2008.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

GRANTOR:

JOSEPH R. PETERSON, as trustee of the Janice Peterson Ernst Trust

STATE OF TN

COUNTY OF KNOX

Personally appeared before me, Christley Chambers Notary Public, Joseph R. Peterson with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Janice Peterson Ernst Trust, the within named bargainor, and is authorized to execute this instrument on behalf of the Janice Peterson Ernst Trust.

Notary Public
My Commission Expires:

My commission expires April 8, 2009

Janice Peterson Ernst, as trustee of the Joseph R. Peterson Trust Janice Peterson Ernst

STATE OF New York

COUNTY OF Monroe

Personally appeared before me, Janice Peterson Ernst, Notary Public, Janice Peterson Ernst with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Joseph R. Peterson Trust, the within named bargainor, and is authorized to execute this instrument on behalf of the Joseph R. Peterson Trust.

Patricia J. Falzone

Notary Public

My Commission Expires:

PATRICIA J. FALZONE
Notary Public, State of N.Y. Monroe Co.
My Commission Expires Dec. 31, 2019
4691202 01 FA

Janice Peterson Ernst, as co-trustee of the Carolyn Lois Carlson Trust Janice Peterson Ernst

STATE OF New York

COUNTY OF Monroe

Personally appeared before me, Janice Peterson Ernst, Notary Public, Janice Peterson Ernst with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of the Carolyn Lois Carlson Trust, the within named bargainor, and is authorized to execute this instrument on behalf of the Carolyn Lois Carlson Trust.

Patricia J. Falzone

Notary Public

My Commission Expires:

PATRICIA J. FALZONE
Notary Public, State of N.Y. Monroe Co.
My Commission Expires Dec. 31, 2019
4691202 01 FA

~~**Joseph R. Peterson**, as co-trustee of the Carolyn Lois Carlson Trust~~

Joseph R Peterson

JOSEPH R. PETERSON, as co-trustee of the Carolyn Lois Carlson Trust

CHRISTLEY CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TN

COUNTY OF KNOX

Personally appeared before me, Christley Chambers Notary Public, Joseph R. Peterson with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of the Carolyn Lois Carlson Trust, the within named bargainor, and is authorized to execute this instrument on behalf of the Carolyn Lois Carlson Trust.

Christley Chambers
Notary Public
My Commission Expires:_____

My commission expires April 8, 2009

Notary seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Exhibit A
Property

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being the westerly 90 feet of Lot 13 of Block "D" on the Map of Whitland Realty Company's Subdivision, of record in Plat Book 332, Page 141 at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of Whitland Avenue at a corner common with the property conveyed to David B. Fox of record in Book 10607, page 430;

Thence leaving the northerly right-of-way line of Whitland Avenue with the easterly property line of David B. Fox, North 23 degrees 16 minutes 44 seconds West, 199.89 feet to an existing iron rod on the southerly property line of PWU Properties and Joni P. Wherthan of record in Instrument No. 20040809-0095993;

Thence first with said PWU Properties and then with the property conveyed to Equitable Trust Company of record in Instrument No. 20060126-0010264 and finally with the Open Space of Southgate Condominiums, master deed 20060307-0026322, North 66 degrees, 16 minutes, 53 seconds East 90.00 feet to an iron rod set at a corner common with the property conveyed to Stanley B. Weinberger and Jessica T. Weinberger of record in Book 9406, page 405;

Thence with the westerly property line of said Weinberger, South 23 degrees 16 minutes 44 seconds East 200.24 feet to an iron rod set on the northerly right-of-way line of Whitland Avenue;

Thence with the northerly right-of way line of Whitland Avenue South 66 degrees, 30 minutes, 20 seconds West, 90.00 feet to the point of beginning.

The foregoing description was taken from a survey dated November 12, 2007, prepared by R. Scott Cherry, Registered Land Surveyor No. 1512, whose address is Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204.

Being the same property conveyed to Joseph R. Peterson and Carolyn Lois Carlson, as co-trustees of the Janice Peterson Ernst Trust, Carolyn Lois Carlson and Janice Peterson Ernst, co-trustees of the Joseph R. Peterson Trust and Janice Peterson Ernst and Joseph R. Peterson, co-trustees of the Carolyn Lois Carlson Trust in Executor's Deed of record at Book 10154, page 252, Davidson Count Register of Deeds Office.