Davidson County DEEDQC
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Fees:28.00 Taxes:6663.17
20081015-0103964

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

QUITCLAIM DEED

Address of New Owners:

The 2002 Warner Irrevocable Trust
Edward Q. Warner, Jr. and Scott P. Warner, Trustees
6249 Palomar Court
Nashville, TN 37211

Send Tax Bills To:

The 2002 Warner Irrevocable Trust
Edward Q. Warner, Jr. and Scott P. Warner, Trustees
6249 Palomar Court
Nashville, TN 37211

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

WHEREAS, Edward Q. Warner died on September 18, 2000 and was survived by his wife, Betty Sue Warner; and

WHEREAS, Betty Sue Warner died on January 8, 2008, leaving a Last Will and Testament dated December 12, 2000, which Last Will and Testament was admitted to probate on January 16, 2008, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 08P95; and

WHEREAS, the estate of Betty Sue Warner is indebted to The 2002 Warner Irrevocable Trust and now desires to satisfy that indebtedness to such trust by making the conveyances hereinafter described, the Executors of such estate being duly authorized to do so by the provisions of the aforesaid Last Will and Testament.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and No/00 Dollars ($10.00), cash in hand paid, in full satisfaction of the aforesaid indebtedness and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner**, by these presents do hereby quitclaim and convey unto **Edward Q. Warner, Jr. and Scott P. Warner, as Trustees of The 2002 Warner Irrevocable Trust created March 25, 2002**, their successors and assigns, all of their right, title and interest as such Executors in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT 1: MAP-PARCEL NUMBER 93-14, 5

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of John E. Gleaves Place, of record in Book 21, page 29, Register's Office for said County, and a part of Lots 4, 5 and 6 on the Map of the Hay's Plan of Lots, of record in Minute Book "B", page 60, in the Chancery Court at Nashville, and described according to a copy of a survey thereof, made December 11, 1955, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the westerly margin of Eighth Avenue South, in the north line of the right of way of the N.C. and St. L. Railroad; thence along the margin of Eighth Avenue South northerly 164.45 feet to a point in the center line of a private alley as established in a deed of record in Book 513, page 316, Register's Office for said County; thence along the center line of said alley westerly 131.1 feet to a point; thence southwesterly 48.36 feet to the northerly margin of the N.C. & St. L. Railroad; thence with the margin of same, southeasterly 219.65 feet to the point of beginning.

The legal description is the same as in the previous deed of record.

Being the same property conveyed to Eddie Q. Warner, Sr. and wife, Betty Sue Warner, by deed from Nasser Liaghat and David Parker, d/b/a Resource Supply & Distributors, of record in Book 10036, page 629, Register's Office for Davidson County, Tennessee; Eddie Q. Warner, Sr., having since died, followed by the death of Betty Sue Warner.

This is improved property known as 527 8th Avenue, South, Nashville, Tennessee 37203.

TRACT 2: MAP-PARCEL NUMBERS: 105-3-59, 15W-03135, 105-3-60, 15W-03140

Land in Davidson County, Tennessee, being Lot No. 31 and an unnumbered lot adjacent thereto on the south on Paul's Elysian Grove Plan of Lots, as of record in Plan Book 1, page 134, Chancery Court at Nashville, described together as follows:

Beginning on the easterly margin of 3rd Avenue, South, formerly College Street, at the corner of Lots Nos. 31 and 32; thence with the line between said two lots, eastwardly 137 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 94 feet to the northeast corner of Lot No. 30 on said plan; thence with the northerly line of said Lot No. 30, westwardly 137 feet, more or less, to the easterly margin of 3rd Avenue, South; thence with said Avenue, northwardly 94 feet to the beginning.

Being the same property conveyed to Edward Quinn Warner and wife, Betty Sue Warner, by deed from Stirton Oman, Jr. and Jack A. Oman, of record in Book 6407, Page 844, Register's Office for Davidson County, Tennessee; Edward Quinn Warner having since died, followed by the death of Betty Sue Warner.

This is improved property known as 1034 3rd Avenue, South, Nashville, Tennessee 37210.

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

WITNESS our hands this 15 day of Oct, 2008.

Edward Q. Warner, Jr.

Edward Q. Warner, Jr.

Scott P. Warner

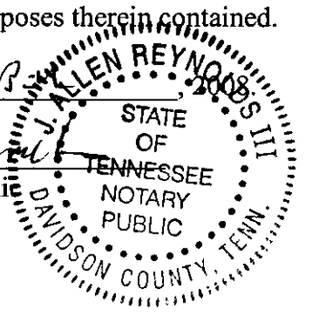
Scott P. Warner

Executors under the Last Will and Testament of Betty Sue Warner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, **Edward Q. Warner, Jr.,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October, 2008.



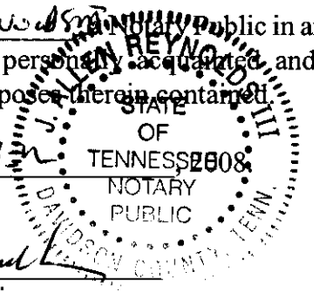
Notary Public

My commission expires: 11-22-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, **Scott P. Warner,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of October, 2008.



Notary Public

My commission expires: 11-22-2010

The actual consideration paid for this transfer is $1,800,856.11.

Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 15 day of October, 2008.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires: 11-22-2010

4784.02.020.sj. QCD re 2002 Warner Irrevocable Trust.wpd