Davidson County DEEDQC
Recvd: 10/15/08 16:10 10 p
Fees:52.00 Taxes:0.00
20081015-0103966

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:

Warner Partners, LP
521 8th Ave. South, Suite 303
Nashville, TN 37203

Send Tax Bills To:

Warner Partners, LP
521 8th Ave. South, Suite 303
Nashville, TN 37203

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.

FOR AND IN CONSIDERATION of Ten and No/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward Q. Warner, Jr. and Scott P. Warner**, by these presents do hereby quitclaim and convey unto **Warner Partners, LP**, a Tennessee limited partnership, its successors and assigns, all of their right, title and interest in and to the following described tracts of land situated in Davidson County, Tennessee:

TRACT 1: MAP-PARCEL NUMBERS 172-8B-50

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, page 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Edward Q. Warner and wife, Betty Sue Warner, by deed from SunTrust Bank, Nashville, N.A., of record in Book 10019, Page 433, Register's Office for Davidson County, Tennessee; Edward Q. Warner having since died, followed by the death of Betty Sue Warner. Also being the

same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. And Scott P. Warner of record as Document Number 20081015 0103963, said Register's Office.

This is improved property known as 1837 Champions Drive, Nashville, Tennessee 37211.

TRACT 2: MAP-PARCEL NUMBERS 93-10-51, Field Book No. 7W-05070; 93-14-2, Field Book No. 7W-05-200

FIRST TRACT:

Land in Davidson County, Tennessee, being described as follows:

Being Lots Nos. 10, 11, 12, 13, part of Lot No. 9 and that part of an unnamed street, now abandoned, lying between said Lot No. 13 and Lots Nos 9, 10, 11 and 12 on Preston Hay's Plan of Lots, as of record in Minute Book "B" page 60, Chancery Court at Nashville, described together according to a survey made by William Collier Parrish Associates, Civil Engineers, January 28, 1959, as follows:

Beginning at an iron pin at the southwest corner of Public Alley No. 120 formerly Hay Street, and the first alley west of 8th Avenue South, being the northeast corner of said Lot No. 12; thence with the westerly margin of the last mentioned alley, south 6° 41' east 130.75 feet; thence leaving said alley and with the northwesterly line of the Primm property, south 27° 24' west 42.81 feet to an iron pin at the corner of building, the southwesterly face of a stone wall; thence with the southwesterly face of said stone wall, north 62° 43' west 312.15 feet to the southerly margin of said Public Alley No. 120; thence with said Alley, north 85° east 283.56 feet to the beginning.

SECOND TRACT:

Land in Davidson County, Tennessee, being described as follows:

A lot or parcel of land in the 2nd, formerly the 7th, Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, January 28, 1959, as follows:

Beginning on the southerly margin of Palmer Place at an iron pin located 232 feet west of the westerly margin of 8th Avenue South, formerly Spruce Street, as widened; thence south 4° 57' east 122.4 feet to an iron pin on the northerly margin of Public Alley No. 120, formerly Hay Street; thence with said Alley, South 85° West 120 feet to an iron pin; thence North 4° 57' West 122.4 feet to an

iron pin on the southerly margin of Palmer Place, thence with the southerly margin of said Palmer Place, thence with the southerly margin of said Palmer Place, north 85°east 120 feet to the beginning.

Being the same property conveyed to Edward Q. Warner and wife, Betty Sue Warner by deed from Gary R. Thompson, Successor Trustee, of record in Book 8815, Page 900, Register's Office for Davidson County, Tennessee; Edward Q. Warner having since died, followed by the death of Betty Sue Warner. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. And Scott P. Warner of record as Document Number 20081015-0103963, said Register's Office.

This is improved property known as The Cannery and located at 811 Palmer Place, Nashville, Tennessee 37203.

TRACT 3: MAP-PARCEL NUMBERS 105-03-0, 033.00

Tract 1: (known as 1123 Third Avenue, South, Nashville, TN)

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 48 feet, 7 ½ inches, of Lot No. 19 on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 140 feet, more or less, to an alley.

Tract 2: (known as 308 Chestnut Street, Nashville, TN)

Land in Davidson County, Tennessee, being all of Lot No. 20 and the southerly 8 feet, 7 ½ inches of Lot No. 19 on the Plan of W.W. Sullivan's Addition, as of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 and part of Lot No. 19 adjoin and front together 70 feet on the westerly side of Third Avenue, South, formerly called College Street, and extends back on the southerly line along the northerly side of Chestnut Street 141.5 feet to a spike, and extends back on the northerly line 141.6 feet to a spike, measuring 70 feet across the rear line which lies on the margin of an alley.

Being the same property conveyed to Edward Quinn Warner and wife, Betty S. Warner, by deed from Barbara L. Ingram, of record in Book 10363, page 985, Register's Office for Davidson County, Tennessee; Edward Quinn Warner having since died, followed by the death of Betty S. Warner. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q.

Warner, Jr. And Scott P. Warner of record as Document Number 20081015-0103963, said Register's Office.

This is improved property known as 1123 Third Avenue, South, Nashville, Tennessee 37210 and 308 Chestnut Street, Nashville, Tennessee 37210.

TRACT 4: MAP-PARCEL NUMBERS 93-10-55; 93-10-56

Tract I. A lot or parcel of land in South Nashville, Davidson County, Tennessee, known as parts of Lots Nos. 15 and 16 in the Subdivision of the Gaines and Woodfolk property, which subdivision is not of record, described as follows:

Beginning at the southwest corner of 8th Avenue South, as widened, and Palmer Place; running thence westwardly with the southerly margin of Palmer Place, 84.78 feet to the northeast corner of a lot owned by Dan Leach and wife, Mabel; thence with Leech's east line, Southwardly 124.0 feet, more or less, to the northerly margin of Hay Street; thence Eastwardly with the northerly margin of Hay Street, 105.28 feet to the westerly margin of 8th Avenue South, as widened; thence Northwardly with the westerly margin of said Avenue, as widened, 124 feet to the beginning.

Tract II. Land in Davidson County, Tennessee, being parts of Lots 14 and 15 on the Plan of Palmer Place, of record in Book 57, page 117, Register's Office for Davidson County, Tennessee. Said parts of lots hereby conveyed begin at a point on the southerly margin of Palmer Avenue, 93 feet Westerly from the southwesterly corner of Palmer Avenue and 8th Avenue South, formerly Spruce Street, and running thence Westerly with the Southerly margin of Palmer Avenue or Palmer Place, 57 feet to the north margin of a street; thence Easterly 57 feet to a stake; thence at right angles, Southerly 124 feet to the north margin of a street; thence Easterly 57 feet to a stake 113 feet Westerly from the westerly margin of 8th Avenue South; thence Northerly 124 feet to Palmer Avenue or Place, the point of beginning.

Being the same property conveyed to Betty Sue Warner by deed from 501, LLC, of record as Document No. 20010816-0088715, Register's Office for Davidson County, Tennessee; Betty Sue Warner having since died. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. And Scott P. Warner of record as Document Number 20081015-0103963, said Register's Office.

This is improved property known as 513 8th Avenue, South, Nashville, Tennessee, 37203 and 805 Palmer Place, Nashville, Tennessee 37203.

TRACT 5: MAP-PARCEL NUMBER 93-14-206

BEING Lot No. 56 on the Plan of O. Ewing's Addition to Nashville of record in Plat Book 21, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50.0 feet on the easterly side of 8th Avenue, South (as now widened) and extends back 146.92 feet on the southerly line and 146.96 feet on the northerly line with southerly margin of Drexel Place, formerly Central Street, to an alley measuring 50.0 feet thereon.

Being the same property conveyed to Betty Sue Warner by deed from Leslie Cappama of record as Document No. 20041001-0118229, Register's Office for Davidson County, Tennessee; Betty Sue Warner having since died. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. And Scott P. Warner of record as Document Number 20081015-0103963, said Register's Office.

This is improved property known as 524 8th Avenue, South, Nashville, Tennessee 37203.

TRACT 6: MAP-PARCEL NUMBER 172-8-49-6D 60117

Land in Davidson County, Tennessee, being lot No. 44, Section 2, Forrest Acres Estates, as of record in book 4175, page 128, Register's Office for said County. Said lot 44 fronts 265 feet on the northerly margin of Kinhawk Drive and runs back 217.25 feet on the westerly line and 148.72 on the easterly line to a dead line in the rear, measuring 223.71 feet thereon.

Being the same property conveyed to Betty Sue Warner by deed from Brooks B. Little, recorded as Document No. 20040909-0108971, Register's Office for Davidson County, Tennessee; Betty Sue Warner having since died. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. And Scott P. Warner of record as Document Number 20081015-0103963, said Register's Office.

This is improved property known as 454 Kinhawk Drive, Nashville, Tennessee 37211.

TRACT 7: 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. Also being the same property conveyed to The 2002 Warner Irrevocable Trust by deed from Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner, of record as Document Number 20081015-0103964, said Register's Office; and subsequently conveyed by said trust by deed to Edward Q. Warner, Jr. and Scott P. Warner, of record as Document Number 20081015-0103965, said Register's Office.

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

TRACT 8: 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. Also being the same property conveyed to The 2002 Warner Irrevocable Trust by deed from Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner, of record as Document Number 20081015 0103964 said Register's Office; and subsequently conveyed by said trust by deed to Edward Q. Warner, Jr. and Scott P. Warner, of record as Document Number 20081015 0103965, said Register's Office.

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.

Jamie Warner, wife of Edward Q. Warner, Jr., joins in this conveyance for the purpose of conveying or releasing any and all marital rights she may have in the above-described property being conveyed.

Dawn Warner, wife of Scott P. Warner, joins in this conveyance for the purpose of conveying or releasing any and all marital rights she may have in the above-described property being conveyed.

WITNESS our hands this 15 day of Oct., 2008.

Edward Q. Warner, Jr.

Edward Q. Warner, Jr.

Scott P. Warner

Scott P. Warner

Jamie Warner

Jamie Warner

Dawn Warner

Dawn 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

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

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

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds, III a Notary Public in and for said State and County, **Jamie Warner,** with whom I am personally acquainted and who acknowledged that she 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

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, **Dawn Warner,** with whom I am personally acquainted and who acknowledged that she 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

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

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

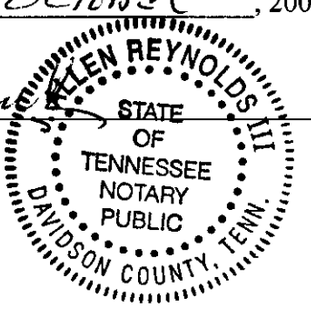
Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission expires: 11-22-2010



4784.02.022.sj. QCD re Warner Partners LP.wpd