Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Davidson County DEEDQC
Recvd: 01/23/09 08:45 3 pgs
Fees:17.00 Taxes:0.00
20090123-0005752

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED TO CREATE TENANCY IN COMMON

Address of New Owner:
Robert A. Warner and
Suzanne G. Warner
714 Falcon Dr.
Madison, TN 37115

Send Tax Bills To:
Same

Map and Parcel No.
042 16 0 154.00
042 16 0 224.00
042 16 0 161.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert A. Warner, Sr. and wife, Suzanne G. Warner** ("Grantors"), in order that title to the property hereinafter described may be vested in us as Tenants-in-Common without right of survivorship, this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Robert A. Warner,** a fifty percent (50%) interest as Tenant-in-Common, and **Suzanne G. Warner,** a fifty percent (50%) interest as Tenant-in-Common ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

SEE ATTACHED EXHIBIT "A"

*Robert A. Warner and Robert A. Warner, Sr. are one and the same person.

Being the same property conveyed to Robert A. Warner, Sr. and wife, Suzanne G. Warner, by Warranty Deed from Mid-South Materials Company, dated March 16, 2000, of record in Instrument No. 20000320-0028088, Register's Office, Davidson County, Tennessee.

These are improved properties known as 313 Woodruff St., Madison, Tennessee 37115, 313 Madison St., Madison, Tennessee 37115 and 310 Madison Street, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 12th day of January, 2009.

Robert A. Warner, Sr.

Suzanne G. Warner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 12th day of January, 2009.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/6/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert A. Warner, Sr.** and **Suzanne G. Warner**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2009.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
12/6/2011

EXHIBIT "A"

A tract of land in Davidson County, Tennessee, being located on the East line of the Louisville and Nashville Railroad Company, on the Southern margin of Woodruff Street and West of Madison Street and described according to a survey by Michael V. Holmes, Tennessee Registered Land Surveyor, R.L.S. No. 213, dated June 17, 1997 and updated March 15, 2000, as follows:

BEGINNING at the North West intersection of Douglas Avenue and Madison Street; thence North 86 deg. 00' 55" W, 201.80 feet to a railroad spike on the Northern margin of said Madison Street, the true point of beginning of this tract;

(1) Thence along said margin of Madison Street, N 86 deg. 00' 55" W, 107.43 feet to a PK Nail at the Northeastern terminus of said Madison Street;
(2) Thence along the terminus of said Madison Street, S 17 deg. 12' 40" W, 39.00 feet to a PK Nail, the Southwestern terminus of said Madison Street;
(3) Thence along the South margin of said Madison Street, S 86 deg. 00' 55" E, 50.15 feet to a railroad spike;
(4) Thence leaving said margin, S 17 deg. 12' 40" W, 61.00 feet to an iron pin;
(5) Thence N 86 deg. 00' 55" W, 109.93 feet to an iron pin in the eastern margin of said railroad;
(6) Thence along said margin, N 17 deg. 12' 40" E, 733.06 feet to a PK Nail in the Southern margin of said Woodruff Street,
(7) Thence along the Southern margin of said Woodruff Street, S 86 deg. 19' 17" E, 105.39 feet to an iron pin;
(8) Thence leaving said margin of Woodruff Street, S 11 deg. 39' 03" W, 622.39 feet to the point of beginning for this tract.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED