**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 08:49 4 pgs
Fees:22.00 Taxes:0.00
20090123-0005755

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.
071 08 0 080.00
071 08 0 081.00
071 08 0 085.00

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 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 certain tracts of land in Davidson County, Tennessee, described more fully as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Robert A. Warner and wife, Suzanne G. Warner, by Special Warranty Deed from William H. Emery and Larry M. Emery and William R. Emery and Victor C. Emery and Amber L. Choate as joint tenants with right of survivorship, dated August 18, 2005, of record in Instrument No. 20050823-0100227, Register's Office, Davidson County, Tennessee.

These are improved properties known as 335/401/407 East Trinity Lane, Nashville, TN 37027.

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

**Robert A. Warner**

**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** 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"

PARCEL 1:

Land in Davidson County, being the westerly 65 feet of Lot No. 6 in J. B. Haynie's Oriental Plan, as of record in Plat Book 161, Pages 26 & 27, said Register's Office to which plan reference is hereby made for a more complete description.

Said part of Lot No. 6 fronts 65 feet on the northerly side of Trinity Lane, formerly Countess Street, and extends back between parallel lines 140 feet, more or less, to an alley.

INCLUDED in the above legal description but SPECIFICALLY EXCLUDED from this conveyance is the following described property:

Being part of the westerly 65 feet of Lot No. 6 in the J. B. Haynie's Plan, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

RIGHT-OF-WAY: Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the existing southeasterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common with William C. Davis, proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11,484 feet, a back tangent bearing of N 86° 20'21" W, and a length of 65.06 feet to a point, said point being the existing southwesterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common with Woodrow W. Crutcher; thence along the westerly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Woodrow W. Crutcher N 5° 57' 34" E. 5.01 feet to a point; thence leaving the westerly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary with a curve to the right having a radius of 11,489 feet, a back tangent bearing of S 86° 39' 46" E. and a length of 65.06 feet, to a point on the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Williams C. Davis; thence along the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with William C. Davis S 5° 57' 33" W. 5.00 feet to the point of beginning, containing 325 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the new northerly right-of-way margin of Trinity Lane, said point being the new southeasterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common with William C. Davis, proceed along the new northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11,489.16 feet, a back tangent bearing of N 86° 39' 46" W, and a length of 65.06 feet, to a point, said point being the new southwesterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common with Woodrow W. Crutcher property; thence along the westerly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Woodrow W. Crutcher property N 5° 57' 34" E. 20 feet, more or less, to a point; thence S 86° 29' 50" E. 65.1 feet, more or less, to a point on the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Williams C. Davis property; thence along the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with William C. Davis property S 5° 57' 33" W, 20 feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Property also known as 335 East Trinity Lane, Nashville, TN 37207

PARCEL 2:

LAND in Davidson County, Tennessee being Lots No. 4, 5 and 6, on the Plan of J. B. Haynie's Oriental Plan of Lots, of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above, but expressly excluded is that portion of the property conveyed to Woodrow W. Crutcher and wife, Beatrice T. Crutcher, by deed from T. W. Warren and wife Verdia F. Warren, of record in Book 2097, Page 137, RODCTN, as follows: being the westerly 65 feet of Lot No. 6 in J. B. Haynie's Oriental Plan as of record in Book 161, Pages 26 and 27, RODCTN.

Said part of Lot No. 6 fronts 65 feet on the northerly side of Trinity Lane, formerly Countess Street, and extends back between parallel lines 140 feet, more or less, to an alley.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property vested in Metropolitan Government for Nashville/Davidson County, by Agreed Final Order of record in Book 8973, Page 265, said Register's Office, described as follows:

BEING a permanent right-of-way and temporary construction easement in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easement being located along the northerly right-of-way margin of Trinity Lane and being part of the Jack Webb property, of record in Book 5735, Page 402, said Register's Office, and being more particularly described as follows:

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

# EXHIBIT "A"
# CONTINUED

BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the existing southwesterly corner of the Jack Webb property boundary and being held in common with James G. Williams, et ux, property, proceed along the westerly Jack Webb Property held in common with James G. Williams et ux N 5° 57' 33" E 5.00 feet to a point; thence with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S 86° 20' 18" and a length of 185.11 feet to a point on the existing northerly right-of-way margin of Trinity Lane; thence along the existing northerly right-of-way margin of Trinity Lane S 5° 57' 35" W 5.00 feet to a point: thence with a curve to the left along the existing northerly right-of-way margin of Trinity Lane having a radius of 11484.16 feet, a back tangent bearing of N 85° 24' 56" W and a length of 185.11 feet to the point of beginning.

Total permanent right-of-way containing 925 square feet, more or less.

Total temporary construction easement containing 5,453 square feet, more or less.

Property also known as 337 East Trinity Lane, Nashville, TN 37207

PARCEL 3:

Land in Davidson County, Tennessee, being Lot No. 3 on the map of J. B. Haynies Oriental Subdivision of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William H. Emery, married, Larry M. Emery, married, William R. Emery, married and Victor C. Emery, married, and Amber L. Choate, married, as joint tenants with right of survivorship, by Warranty Deed from W.P.D & Associates, Inc., a Tennessee corporation, of record in Book 9635, Page 916, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property vested in Metropolitan Government for Nashville/Davidson County, by Order of Possession of record in Book 8493, page 697, described as follows:

BEING a permanent right-of-way, permanent drainage easement and temporary construction easements in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easements being located along the northerly right-of-way margin of Trinity Lane and being part of the Jack Webb property of record in Deed Book 7519, Page 616, said Register's Office, and being more particularly described as follows:

Permanent Right-of-Way
BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the southeasterly corner of the Jack Webb property and being held in common with the St. Theresa Holiness Science Organization property,

proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N 84° 40'01" W, and a length of 65.17 feet to the point of beginning; thence continuing along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N 84° 59' 31" W, and a length of 30.08 feet to a point; thence n 4°51' 29" E 25.00 feet to a point; thence S 85° 04' 01" E. 30.14 feet to a point; thence S 5° 00' 29" W. 25.00 feet to the point of beginning.

Total permanent drainage easement containing 750 square feet, more or less.

Total temporary construction easements containing 1,750 square feet, more or less. see document for complete description.

Property also known as 407 East Trinity Lane, Nashville, TN 37207

THE ABOVE DESCRIBED PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 335/337/407 East Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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