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 08:50 2 pgs
Fees:12.00 Taxes:0.00
20090123-0005756

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.
093 08 0 072.00

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:

Land in Davidson County, Tennessee, being part of Lot No. 5 in D.B. Cooper's Addition to East Nashville, as of record in Plat Book 57, page 154, Register's Office for said County, to which plan reference is made for a more complete description

Said Lot No. 5 fronts 300 feet on the southerly margin of Davidson (formerly Duncan) Street and runs back between parallel lines 265 feet to the watermark of the Cumberland River.

This conveyance is made subject to such limitations, restrictions, easements, government planning, building and zoning regulations as may affect the premises.

(Description from prior deed of record)

*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 Installment Deed from NASCO International Incorporated, a Texas corporation, dated June 12, 2000, of record in Instrument No. 20000622-0062370, Register's Office, Davidson County, Tennessee.

This is improved property known as 510 Davidson Street, Nashville, TN 37213.

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.

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

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