Davidson County DEEDQC
Recvd: 02/26/09 08:54 6 pgs
Fees:32.00 Taxes:0.00
20090226-0016820

MAP-PARCEL #:
140-9-130

SEND TAX BILLS TO:

Margaret Ann Warner, et al
3728 West End Ave.
Nashville, TN. 37205

PREPARED BY:
Ronald H. Bice, Jr. Attorney
4515 Harding Rd.
Nashville, TN. 37205

QUITCLAIM DEED

This instrument made and entered into on this the **1st day of JANUARY 2009**, by and between MARGARET ANN WARNER, Party of the First Part, and TREGLOWN PATTON WARNER, MARK MONROE WARNER AND MARGARET ANN BARNHART, as Trustees of MARGARET ANN WARNER IRREVOCABLE TRUST, Party of the Second Part, and ROBERT J. BOND, husband of MARGARET ANN WARNER, party of the Third Part who joins in this conveyance for the sole purpose of conveying any and all of his marital rights and interest in the described real property; all citizens and residents of the state of Tennessee;

WITNESSETH:

That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, an undivided one-fifteenth (1/15th) share in a certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19, Block 7, in Division A of the Plan of the Richland Realty Company, which is recorded in Plan 161, page 151, of the Register's Office for said County, which is here referred to for description, and which is described as follows:

Beginning at a point at the north margin of West End Avenue 100 feet east of Christopher Avenue and running thence eastwardly along said margin 100 feet to a point; thence at right angles to said margin northwardly 200 feet to a point; thence at right angles westwardly 100 feet to a point; thence at right angles southwardly 200 feet to the beginning.

Being the same property conveyed to Harry M. Warner, et ux., by deed of Henrietta Lewis Gilliland, et al., of record in Book 5740, page 695, Register's Office of Davidson County, Tennessee.

IN TESTIMONT WHEREOF, the Party of the First Part and Party of the Third Part have hereunto set their signatures, this day and date first above written.

Margaret Ann Warner
MARGARET ANN WARNER
Party of the First Part

Robert J. Bond
ROBERT J. BOND
Party of the Third Part

New owners: Treg Warner, Mark Warner & Margaret Ann Warner Barnhart

See attached Exhibits A, B, C & D

EXHIBIT A

NOTICE OF CONTRIBUTION OF GIFT PROPERTY AND OF WITHDRAWL RIGHT

To: TREGLOWN PATTON WARNER, MARK MONROE WARNER AND MARGARET ANN BARNHART, as Trustees of MARGARET ANN WARNER IRREVOCABLE TRUST

On **JANUARY 1, 2009**, I contributed to the above referenced trust the following described property:

A ONE-FIFTEENTH UNDIVIDED INTEREST IN REAL PROPERTY KNOWN AS 3728 WEST END AVENUE, NASHVILLE, TN., MAP AND PARCEL # 140-9-130.

The entire contribution to the trust constitutes "Gift Property" within the meaning of the Agreement creating the trust, and the trust beneficiaries, TREGLOWN PATTON WARNER, MARK MONROE WARNER AND MARGARET ANN BARNHART, have 30 days from the date of this contribution to exercise a right to withdraw the property contributed.

Please acknowledge receipt o this Notice in the space provided below, provide a copy of this Notice to the trust beneficiary and obtain his or her signature on a duplicate of the Notice to signify his or her receipt.

Margaret Ann Warner
MARGARET ANN WARNER

ROBERT J. BOND

RECEIPT OF NOTICE

The undersigned hereby acknowledges receipt of the foregoing notice on **January 1, 2009**.

Treglown Patton Warner
TREGLOWN PATTON WARNER, TRUSTEE

MARK MONROE WARNER, TRUSTEE

Margaret Ann Warner Barnhart
MARGARET ANN WARNER BARNHART, TRUSTEE

The undersigned hereby acknowledges receipt of the foregoing notice on **January 1, 2009**.

TRUST BENIFICIARIES:

Treglown Patton Warner
TREGLOWN PATTON WARNER

Mark Monroe Warner
MARK MONROE WARNER

Margaret Ann Warner Barnhart
MARGARET ANN WARNER BARNHART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00 Subscribed and sworn to before me, this the **1st day of January, 2009**.

Treg Warner

AFFIANT Treg Warner

My commission expires: _____

Notary Public: _____

PAUL B. APONTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARGARET ANN WARNER & ROBERT J. BOND, a Notary Public in and for said County and State, the within named Margaret Ann Warner & Robert J. Bond the Bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Margaret Ann Warner & Robert J. Bond

Witness my hand and official seal at Nashville, Tennessee, this **1st day of January, 2009**.

_____
NOTARY PUBLIC

My commission expires: _____

PAUL B. APONTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

EXHIBIT B

1/2/09

TO: Treg Warner, Mark Warner and Margaret Ann Barnhart

Re: THE MARGARET ANN WARNER IRREVOCABLE TRUST (MAWIT)

Dear Mark,

You are a beneficiary of the MAWIT, dated 12/30/94. As a beneficiary, you have the right and power to withdraw a portion of the contributions made to this Trust by the Donor, Margaret Ann Warner, in each calendar year.

Pursuant to the requirements of the trust instrument, I am hereby informing you that a contribution was made to the Trust on the **1st day of January 2009**. You are hereby notified that you have until the **1st day of February 2009** to inform me in writing that you wish to withdraw your allocable share of this contribution, which is $772.00.

For your convenience, I have enclosed a copy of this letter, which contains additional blanks at the bottom so that you may mark your desire to withdraw your share of the contribution from the Trust. Please check the appropriate line and return the letter to me for my records.

Please contact me if you have any question regarding this matter.

Treglown Patton Warner

Treglown Patton Warner, Trustee

___ Yes, I wish to exercise my right of withdrawal.

X No, I do not wish to exercise my right of withdrawal.

Signature

EXHIBIT C

1/2/09

TO: Treg Warner, Mark Warner and Margaret Ann Barnhart

Re: THE MARGARET ANN WARNER IRREVOCABLE TRUST (MAWIT)

Dear Treg,

You are a beneficiary of the MAWIT, dated 12/30/94. As a beneficiary, you have the right and power to withdraw a portion of the contributions made to this Trust by the Donor, Margaret Ann Warner, in each calendar year.

Pursuant to the requirements of the trust instrument, I am hereby informing you that a contribution was made to the Trust on the **1st day of January 2009**. You are hereby notified that you have until the **1st day of February 2009** to inform me in writing that you wish to withdraw your allocable share of this contribution, which is $772.00.

For your convenience, I have enclosed a copy of this letter, which contains additional blanks at the bottom so that you may mark your desire to withdraw your share of the contribution from the Trust. Please check the appropriate line and return the letter to me for my records.

Please contact me if you have any question regarding this matter.

Treglown Patton Warner

Treglown Patton Warner, Trustee

___ Yes, I wish to exercise my right of withdrawal.

X No, I do not wish to exercise my right of withdrawal.

Treglown Patton Warner

Signature

EXHIBIT D

1/2/09

TO: Treg Warner, Mark Warner and Margaret Ann Barnhart

Re: THE MARGARET ANN WARNER IRREVOCABLE TRUST (MAWIT)

Dear Margaret Ann,

You are a beneficiary of the MAWIT, dated 12/30/94. As a beneficiary, you have the right and power to withdraw a portion of the contributions made to this Trust by the Donor, Margaret Ann Warner, in each calendar year.

Pursuant to the requirements of the trust instrument, I am hereby informing you that a contribution was made to the Trust on the **1st day of January 2009**. You are hereby notified that you have until the **1st day of February 2009** to inform me in writing that you wish to withdraw your allocable share of this contribution, which is $772.00.

For your convenience, I have enclosed a copy of this letter, which contains additional blanks at the bottom so that you may mark your desire to withdraw your share of the contribution from the Trust. Please check the appropriate line and return the letter to me for my records.

Please contact me if you have any question regarding this matter.

Treglown Patton Warner

Treglown Patton Warner, Trustee

___ Yes, I wish to exercise my right of withdrawal.

X No, I do not wish to exercise my right of withdrawal.

Margaret Ann Warner Barnhart

Signature