03/12/2010 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
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BILL GARRETT, Davidson County
Trans:T20100028179 DEEDQC
Recvd: 05/11/10 09:44 3 pgs
Fees:17.00 Taxes:0.00
20100511-0036046

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **Manning Family Partners, L.P., Suite 105, 104 Woodmont Boulevard, Nashville TN 37205**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **142-00-0-022.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into on this 1st day of April **2010**, by and between **CHARLES H. MANNING and JAMES P. MANNING**, Co-Conservators of **WILSON SMITH MANNING**, hereinafter referred to as Grantors, and **MANNING FAMILY PARTNERS, L.P., a Tennessee Limited Partnership**, hereinafter referred to as Grantee, its heirs and assigns.

W I T N E S S E T H: THAT

For and in consideration of the sum of One ($1.00) Dollar, the receipt of which is hereby acknowledged, and other good and valuable considerations to said Grantors in hand paid by said Grantee, Grantors do hereby remise, release, grant and quitclaim unto Grantee, **MANNING FAMILY PARTNERS, L.P., a Tennessee Limited Partnership**, its successors, representatives and assigns, forever, all of their right, title, interest and claim in and to the **improved** Real Property located at and known as **6970 Highway 70, South, Nashville, Davidson County, Tennessee 37221**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

Grantors affirm the within described Real Property is separate property, is not their residence and then is not subject to homestead.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have duly executed this Quitclaim Deed on the day and year first written above.

Charles H Manning 2

CHARLES H. MANNING,
Co-Conservator of **WILSON SMITH MANNING**

JAMES P. MANNING,
Co-Conservator of **WILSON SMITH MANNING**

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **CHARLES H. MANNING and JAMES P. MANNING** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Co-Conservators of **WILSON SMITH MANNING**, the within named Grantor, and that they as such Co-Conservators executed the foregoing Deed for the purposes therein contained, by signing their names as Co-Conservators.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of April 2010.

Mary Margaret Reynolds Notary Public

My commission expires: March 3, 2014

MARY MARGARET REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 0.00

Affiant

Subscribed and sworn to before me this 1 day of April 2010.

Mary Margaret Reynolds Notary Public

My commission expires March 3, 2014

MARY MARGARET REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 3, 2014

EXHIBIT A

Map/Parcel No. **142-00-0-022.00**

Improved real property - **6970 Highway 70, South, Nashville, Tennessee 37221**

Land in the 9th Civil District of **Davidson** County, Tennessee, described according to a survey by John B. Rainey, Tennessee Registered Surveyor No. 823, dated September 21, 1977, as follows:

BEGINNING at a concrete monument on the northwesterly margin of U. S. Highway 70 S (Tennessee Highway 1) at the southeasterly corner of Tract I of the Cronus-ABC, Inc. property (Book 5244, page 363, said Register's Office); thence with a northeasterly property line of Cronus-ABC, North 26 degrees. 30 min. West 210.29 feet to an iron pipe at a southwesterly corner of the Bellevue Development Corporation property (Book 4446, page 219, said Register's Office); thence, with the southeasterly and southwesterly property lines of Bellevue Development, North 54 deg. 32 min. 17 sec. East 416.79 feet to an iron pin, South 26 deg. 26 min. 35 sec. East 277.64 feet to a concrete monument on the northwesterly margin of U. S. Highway 70 S; thence, with said margin, South 65 deg. 05 min. 29 sec. West 411.50 feet to the point of beginning and containing 2.26 acres, more or less.

Being the same property conveyed to **WILSON S. MANNING and wife, ARLINE H. MANNING**, by Deed from **HOME SERVICE CORPORATION**, and shown of record in Book **5442**, page **515**, Register's Office for **Davidson** County, Tennessee.

Arline H. Manning was one and the same person as Arline Hastings Manning a/k/a Winifred Arline Manning. Ms. Manning died 30 November 2006.

Charles H. Manning and James P. Manning are the duly appointed and acting Co-Conservators of the property of Wilson Smith Manning. Wilson S. Manning and Wilson Smith Manning are one and the same person.

The Conservatorship Estate of Wilson Smith Manning is being administered under supervision of the Seventh Circuit Court, Davidson County, Tennessee, Case No. **07P-0309**. This instrument has been prepared and executed pursuant to an Order entered 05 March 2010.