03/16/2010 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

BILL GARRETT, Davidson County
Trans:T20100028185 DEEDQC
Recvd: 05/11/10 09:48 3 pgs
Fees:17.00 Taxes:0.00
20100511-0036048

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. **043-09-0-265.00**

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 **314 Gallatin Pike, Madison, Davidson County, Tennessee 37115**, 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,
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. **043-09-0-265.00**

Improved real property - **314 Gallatin Pike, Madison, Tennessee 37115**

Being a tract of land lying in **Nashville**, **Davidson** County, Tennessee, and being more particularly described as follows:

BEGINNING at a chiseled **X** set on concrete at the intersection of the easterly right-of-way line of Gallatin Road, 92 feet in width and the southerly right-of-way line of Duling Avenue, 50 feet in width;

Thence with the southerly right-of-way of Duling Avenue along a curve to the right with an arc length of 8.95 feet, the radius of which is 35.00 feet, the central angle of which is 14 deg. 39 min. 31 sec. the chord of which is North 59 deg. 19 min. 23 sec. East, 8.93 feet to a chiseled **X** set on concrete.

Thence South 82 deg. 20 min. 40 sec. East, 197.58 feet to an iron rod set at a corner common with Madison Church of Christ, as of record in Book 7014, page 207, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Duling Avenue with the westerly property line of Madison Church of Christ, South 07 deg. 39 min. 20 sec. West 164.81 feet to an iron rod set;

Thence North 82 deg. 20 min. 40 sec. West, 50.00 feet to an existing iron rod;

Thence South 08 deg. 43 min. 20 sec. West, 55.50 feet to an iron rod set at a corner of common with Thomas E. and Beth P. Stewart, as of record in instrument No. **20030721-0101955**, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly property line of Thomas E. and Beth P. Stewart North 82 deg. 36 min. 40 sec. West, 164.82 feet to an iron rod set on the easterly right-of-way line of said Gallatin Pike;

Thence with the easterly right-of-way line of Gallatin Pike along a curve to the left with an arc length of 215.97 feet, the radius of which is 2911.00 feet, the central angle of which is 04 deg. 15 min. 03 sec., the chord of which is North 10 deg. 38 min. 53 sec. East, 215.02 feet to the point of beginning, containing 43,246 square feet (0.993 acres, more or less).

Being the same property conveyed to **WILSON S. MANNING** by Deed from **NENR INVESTMENTS, LLC**, and shown of record as Instrument No. **20070228-0024954**, Register's Office for **Davidson** County, Tennessee.

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.