THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
Richard J. Nickels, Esq.
214 2nd Avenue, North, Suite 300
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110041230 DEEDQC
Recvd: 07/08/11 16:20 5 pgs
Fees:27.00 Taxes:0.00
20110708-0052573

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NO.
Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick, et al P.O. Box 188 Murfreesboro, TN 37133	(same)	(1) 04305003300 (2) 02600000700 (3) 06215006700 (4) 06215006800 (5) 06215006600 (6) 06200005800 (7) 06215006500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 8TH day of July, 2011.

Notary Public
My Commission Expires: 11/7/12

JOAN THERESA [illegible] NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 7 2012

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MONARCH, LLC, a Tennessee limited liability company ("Grantor"), by these presents does hereby quitclaim and convey (i) a seventy (70%) percent undivided fractional interest unto PINNACLE NATIONAL BANK, EXECUTOR of the ESTATE OF ETHEL C. FITZPATRICK, its successors and assigns, and (ii) a thirty (30%) percent undivided fractional interest unto PINNACLE NATIONAL BANK, TRUSTEE of the FAMILY TRUST u/w/o BROOKS FITZPATRICK, its successors and assigns, in and to certain parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Pinnacle National Bank conveys in its fiduciary capacity only and not individually.

This distribution is made for the purpose of making a pro-rata complete liquidation of Grantor to its members.

WITNESS Grantor's hand this 8th day of July, 2011.

MONARCH, LLC

By: Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick,
Chief Manager

By: _____
Christopher L. Kelly, Esq.,
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOAN CATHERINE LILLARD, of the State and County aforesaid, personally appeared CHRISTOPHER L. KELLY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice-President of Pinnacle National Bank, a corporation, that Pinnacle National Bank is Executor of the Estate of Ethel C. Fitzpatrick and the said Estate is the Chief Manager of MONARCH, LLC and that as such Senior Vice-President of Pinnacle National Bank, LLC he executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as Executor by himself as Senior Vice-President.

WITNESS my hand and seal, this 8TH day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 11/7/12

JOAN CATHERINE LILLARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

EXHIBIT A

Property Description

Parcel (1) – 725 Gallatin Pike

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Madison Annex Subdivision, as of record in Book 843, page 32, R.O.D.C., Tennessee. Said lot fronts 100 feet on the west side of Gallatin Pike or Road and runs back 306 feet on the north line and 321 feet on the south line to the east right of way line of the L & N Railroad shown on said plan, on which it measures 101 feet.

Being the same property conveyed to Monarch, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, Register's Office for Davidson County, Tennessee

Parcel (2) – 704 Rivergate Parkway (704 Two Mile Pike per property tax records)

Being a parcel of land in the City of Goodlettsville, Second Civil District of Davidson County, Tennessee in the southwest quadrant of the intersection of Conference Drive and Vietnam Veterans By-Pass, and being more particularly described according to a survey dated May 4, 2006 by William C. Cockrill, Registration No. 1401, of Barge Waggoner Sumner & Cannon, Inc., as follows:

BEGINNING at a concrete right-of-way monument in the southerly margin of Vietnam Veterans By-Pass at the northwest corner of herein described tract, said monument being in the easterly terminus of Rivergate Drive, as recorded in Plat Book 6250, page 417, R.O.D.C.;

THENCE, with the southerly margin of Vietnam Veterans By-Pass, N 80° 29' 55" E 598.85 feet too a concrete right-of-way monument.

THENCE, leaving said margin with the south line of Wolfgang Sauermann, et. al., of record in Book 10802, page 792, R.O.D.C., S 82° 07' 08" E, 539.18 feet to a concrete monument;

THENCE with Rivergate Mall Limited Partnership of record in Book 11005, page 408, R.O.D.C., the following calls:

S 82° 13' 28' E, 190.91 feet to an iron pin,
S 07° 59' 48" W, 242.68 feet to an iron pin at the northeast corner of Lot No. 6 of Rivergate Mall Shopping Center of record in Plat Book 6900, page 279, R.O.D.C.;

THENCE, with Rivergate Mall Limited Partnership and J.C. Penney Co., Inc., of record in Book 7296, page 945, R.O.D.C., N 82° 20' 00" W, 975.62 feet to an iron pin;

THENCE, with the north line of Realty Income Corporation of record in Instrument No. 200401090004053, R.O.D.C., being Lot No. 2 of Rivergate Plaza of record in Plat Book 7900, page 215, R.O.D.C., N. 82° 14' 21" W, 323.91 feet to an iron pin;

THENCE with the terminus of Rivergate Drive, N 06° 32' 29" E, 67.77 feet to the point of beginning.

Containing 267,293 square feet or 6.14 acres, more or less.

Being the same property conveyed to Monarch, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, Register's Office for Davidson County, Tennessee

Parcels (3) & (4) – 2771 Pennington Bend Road and 0 Pennington Bend Road

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the Plan of Sutherland Heights, Section III, Resubdivision of Reserved Parcel, as of record in Book 4060, page 7, said Register's Office.

Said Lot No. 2 fronts 125 feet on the northeasterly side of Pennington Bend Road and runs back 332.85 feet on the northwesterly line and 390 feet on the southeasterly line, which is a broken line, to a line in the rear on which it measures 265 feet.

Said Reserved Parcel "A" is described as follows: BEGINNING at a monument at the north rear corner of Lot No. 1; thence with the north line of said Parcel, south 87° 50' east 198 feet to a monument; thence south 3° 43' west 124.31 feet to a monument; thence south 3° 2' west 30.65 feet to a monument in the northeasterly line of Lot No. 1, thence with the line between Parcel "A" and Lot No. 1 in a northwesterly direction 247.65 feet to the point of beginning.

Being the same property conveyed to Monarch, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, Register's Office for Davidson County, Tennessee.

Parcel (5) – 2775 Pennington Bend Road

BEING a tract marked "Reserved" , not as individual building site" on the Plan of Sutherland Heights, Section Three, asd of record in Book 2663, page 117, Register's Office for said County, and described according to a copy of a survey by J.R. Wauford & Co., January 19, 1965, and being part of Lot No. 9 on the Plan of George I. Waddey's Subdivision of the easterly part of the I.W. Richardson Tract, in the 3rd Civil District o said County, and described according to a copy of a survey made November 29, 1952, by Ralph W. C. Lambert, Surveyor, described as follows:

BEGINNING on the northwesterly margin of Lishwood Drive at the southwest corner of the property conveyed to Edwin B. Lay and wife, of record in Book 3863, page 368, Register's Office for said County; thence with said Drive South 41° 56' West 105 feet; thence westerly 400 feet to the easterly margin of Pennington Bend Road; thence with the same northwesterly 105 feet to the southwest corner of Lot No. 2 on the Plan of Sullivan Heights, Section 3, Resubdivision of Reserved Parcel of record in Book 4060, page 7, said Register's office; thence with the southerly line of said Lot No. 2 North 69° 40' East 245.7 feet and North 74° 25' East 144.3 feet; thence South 48° 04' East 245.7 feet and North 74° 25' East 144.3 feet ; thence South 48° 04' east 188.77 feet to the beginning.

Being the same property conveyed to Monarch, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, Register's Office for Davidson County, Tennessee

Parcel (6) – 2777 Pennington Bend Road

Land in the 3rd Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 10 on the Map of George I. Waddey's Subdivision of the easterly part of the I.W. Richardson 30 acre tract, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 15, 937, and revised in March, 1939, as follows:

Said northerly half of said Lot No. 10 fronts 100 feet on the easterly side of Pennington Bend Road and extends back 396 feet, more or less, on the northerly

side, and 370 feet, more or less, on the southerly side, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Monarch, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, Register's Office for Davidson County, Tennessee.

Parcel (7) – O Lishwood Drive (aka Lot 1 Sutherland Heights, Lishwood Drive)

Being Lot No. 1 on the Plan of Sutherland Heights, Section 3, Resubdivision of Reserved Parcel as of record in Plan Book 4060, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 92.5 feet and 33.52 feet on the northwesterly side of Lishwood Drive and extends back 188.7 feet and 265.0 feet on the southwesterly line and extends back 189.60 feet and 247.65 feet on the northeasterly line to the rear on which it measures 94.0 feet.

Being the same property conveyed to Monarch, LLC by Quitclaim Deed from Ethel C. Fitzpatrick, an unmarried person, of record in Instrument No. 20020213-0019347, Register's Office for Davidson County, Tennessee.