THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
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Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20110041230 DEEDQC
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Fees:22.00 Taxes:0.00
20110708-0052574

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) 02613002600 (2) 02600002000 (3) 02614003600

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 CATHERINE GILLARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
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) - 715 Rivergate Parkway (formerly 715 Two Mile Pike)

All that tract or parcel of land lying and being in the City of Goodlettsville, Davidson County, Tennessee, and being all of Lot No. 10 and the northerly 77 feet of Lot No. 11 of the map of the G. T. Moore's subdivision as per plat of record in Plat Book 547 at Page 184, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the westerly right of way line of Two-Mile Parkway (a road having an 87 foot right of way at said point); said point of beginning being in the present curb line of Two-Mile Parkway; running thence South 18° 27' 47" East along the westerly right of way line of Two-Mile Parkway 112 feet to a point; running thence South 68° 25' 27" West along an offset in the right of way of Two-Mile Parkway 5 feet to a point; running thence South 18° 27' 47" East along the westerly right of way line of Two-Mile Parkway 65 feet to a point at the common corner of property now or formerly owned by the Equitable Life Assurance Society of the United States as evidenced by deed reported in Deed Book 5344 at page 8, Register's Office of Davidson County, Tennessee; running thence South 68° 25' 27" West along the common line of the herein described property and the northerly line of the property now or formerly owned by the Equitable Life Assurance Society of the United States and severing Lot No. 11 of G.T. Moore's subdivision 195 feet to an existing iron pin in the easterly line of the property now or formerly owned by The Equitable Life Assurance Company of the United States; running thence North 18° 27' 37" West along the common line between the property nor or formerly owned by The Equitable Life Assurance Company of the United States and herein described property (said line also being the westerly line of G. T. Moore's subdivision) 177 feet to an existing iron pin at the common corner of Lots 9 and 10 of said subdivision (and also being the common corner of the herein described property and property owned by Gulf Oil Corporation as evidenced by deed in Deed Book 4065 at page 695, Register's Office of Davidson County, Tennessee); running thence North 68° 25' 27" East along the common line of Lots 9 and 10 (said line also being the common line between the herein described trac and the property now or formerly owned by Gulf Oil Corporation) 200 feet to a point on the westerly right of way line of Two-Mile Parkway and the point of beginning; said property containing 35,023 square feet or 0.804 acres and being the same property conveyed to Brooks Fitzpatrick and Ethel B. Fitzpatrick by deed recorded in Deed Book 1345 at page 525, deed recorded in Deed Book 2138 at page 610, being a deed of correction of the deed recorded in Deed Book 2040 at page 310, and deed recorded in Deed Book 4389 at page 967, all in the Register's Office at Davidson County, Tennessee.

A tract of land in the 10th Civil District of Davidson County, Tennessee, said tract being a portion of Lots 8 and 9 on the map of G. T. Moore's Subdivision as of record in Book 547, page 184, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning in the westerly margin of Goodlettsville (Two Mile Pike), at an iron pin at the southeast corner of Lot No. 9; thence along the southerly line of Lot No. 9; South 67° 12' 20" West a distance of 144.90 feet to the true point of beginning; thence North 18° 34' 00" West a distance of 120 feet to a point; thence South 67° 12' 20" West a distance of 40.0 feet to a point in the easterly line of an easement, granted to Hardaway Construction Company, a partnership consisting of L.H. Hardaway, Sr. and L.H. Hardaway, Jr. from Gulf Oil Corporation dated November 16, 1976; thence along and with the easterly line of said easement South 18° 34' 00" East a distance of 120.0 feet to a point in the southerly line of Lot No. 9; thence along and with the southerly line of Lot No. 9 North 67° 12' 20" East a distance of 40.0 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 (2) - 125 Liberty Lane

Being part of Lot No. 8 on the Plan of A.L. Moore's Subdivision of Biltmore of record in Book 421, page 6, Register's Office for said county, described as follows:

BEGINNING at a point in the westerly margin of Liberty Lane at the northeast corner of the property conveyed to William E. Williams and wife by deed of record in Book 3372, page 199, said Register's Office thence along Williams' northerly line, South 67° 07' West 248.6 feet to an iron pin; thence North 31° 45' West 221.4 feet to an iron pin; W.A. Potter's southwest corner; thence along his southerly line North 56° 34' East 244.6 feet to an iron pin in the westerly margin of Liberty Lane; thence with the margin of the same, South 32° East 267 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 (3) – 101 Rivergate Drive (aka Lot 1 Rivergate Vantage Sec 1 Rivergate Dr.)

Being Lot No. 1 on the Plan of Rivergate Vantage, Section One, of record in Book 4660, page 120, Register's Office for said County.

Said Lot No. 1 fronts 103.78 feet on the southerly margin of Rivergate Drive and runs back 116.77 feet on the easterly line and 152.61 feet on the westerly line, to a line in the rear measuring 95.0 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.