BILL GARRETT, Davidson County
Trans:T20110053060 DEEDQC
Recvd: 08/29/11 10:57 5 pgs
Fees:27.00 Taxes:0.00
20110829-0066537

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Parcel Identification
Warner Partners, LP 521 8th Ave. South, Suite 303 Nashville, TN 37203	**Warner Partners, LP** 521 8th Ave. South, Suite 303 Nashville, TN 37203	172 00 0 133.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of Ten and No/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward Q. Warner, Jr.** and **Scott P. Warner**, by these presents do hereby quitclaim and convey unto **Warner Partners, LP**, a Tennessee limited partnership, its successors and assigns, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, including Lot No. 45 on the plan of Forest Acres Estates, Section 2, as of record in Plan Book 4175, page 128, Register's Office for said County, all of which described according to a survey by James L. Murphy, Jr. and Co., dated September, 1975, as follows:

Beginning at a point in the northerly margin of Kinhawk Drive, said point being the southeasterly corner of Lot No. 44 on said Plan; thence with the common line between Lots Nos. 44 and 45 on said plan, North 18° 35' east 148.72 feet to a point; thence north 45° 46' west 717.25 feet to a point, being the northwesterly corner of Reserved Parcel A on the said plan of Forest Acres Estates, Section 2, and being in the easterly boundary of the Hailey & Hargett Property; thence with the boundary of the said Hailey & Hargett property, north 07° 41' east 289.13 feet to a point; thence north 06° 06' east 452 feet to a point; thence north 08° 21' east 75.03 feet to a point; thence south 84° 32' 25" east 215 feet to a point; thence south 16° 39' east 625 feet

to a point; thence south 25° 07' east 198 feet to a point; thence south 41° 14' 40" east 398.97 feet to a point; thence south 51° 42' east 210 feet to a point, being the northwesterly corner of Lot No. 60 on the plan of Forest Acres Estates, Section 2, above cited; thence south 35° 04' West 61.04 feet to a point; thence south 76° 30' west 252.39 feet to a point in the center of an unnamed street; thence northwestwardly with the center of said unnamed street a curve to the left, having a radius of 425 feet, 112.25 feet to a point; thence south 61° 22' west 25 feet to a point in the westerly margin of said unnamed street; thence with said margin South 28° 38' east 12.50 feet to a point, the beginning of a curve to the right; thence with said margin and with the curve to the right having a radius of 400 feet southeastwardly 237.36 feet to a point, the beginning of a curve to the right; thence with said curve to the right, having a radius of 25 feet, 29.27 feet to a point on the northwesterly margin of Kinhawk Drive; thence, with the margin of said drive and a curve to the right northwestwardly, having a radius of 948.29 feet, 218.50 feet to the point of beginning.

Being the same property conveyed to Edward Quinn Warner and wife, Betty Sue Warner, by deed from First American National Bank, Trustee, and Joe C. Smithson and wife, Vivian R. Smithson, of record in Book 4975, Page 906, Register's Office for Davidson County, Tennessee; Edward Quinn Warner having since died, followed by the death of Betty Sue Warner. Also being the same property conveyed by Edward Q. Warner, Jr. and Scott P. Warner, as Executors under the Last Will and Testament of Betty Sue Warner by deed to Edward Q. Warner, Jr. and Scott P. Warner of record as Document Number 20110829006653 6, said Register's Office.

This is improved property known as 450 Kinhawk Drive, Nashville, Tennessee 37211.

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

Jamie Warner, wife of Edward Q. Warner, Jr., joins in this conveyance for the purpose of conveying or releasing any and all marital rights she may have in the above-described property being conveyed.

Dawn Warner, wife of Scott P. Warner, joins in this conveyance for the purpose of conveying or releasing any and all marital rights she may have in the above-described property being conveyed.

WITNESS our hands this 26th day of August, 2011.

Edward Q. Warner, Jr.

Scott P. Warner

Jamie Warner

Jamie Warner

Dawn Warner

Dawn Warner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SUSAN N. JOYNT, a Notary Public in and for said State and County, **Edward Q. Warner, Jr.,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2011.

Susan N. Joynt

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: May 5, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SUSAN N. JOYNT, a Notary Public in and for said State and County, **Scott P. Warner,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2011.

Susan N. Joynt

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: May 5, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SUSAN N. JOYNT, a Notary Public in and for said State and County, **Jamie Warner,** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2011.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: May 5, 2015

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SUSAN N. JOYNT, a Notary Public in and for said State and County, **Dawn Warner,** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2011.

Susan N. Joynt
Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: May 5, 2015

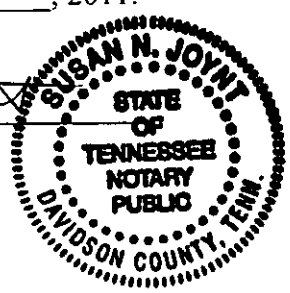
The actual consideration paid for this transfer is $__-0-__.

Scott P. Warner
Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 20th day of August, 2011.

Susan N. Joynt
Notary Public



My Commission expires: May 5, 2015

4411000.004.sj. QCD re Warner Partners LP.wpd