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This document was prepared by:

Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
MARK MONROE WARNER PO Box 158354 NASHVILLE, TENNESSEE 37215	SAME	104-03 PAR. 48 & 51

FOR AND IN CONSIDERATION OF THE SUM OF TEN and NO/100 ($10.00) DOLLARS, and for love and affection, I, MARGARET ANN WARNER, do hereby quitclaim to my son, MARK MONROE WARNER, all my right, title, claim or interest I have in the following parcel or tract of land in Davidson County, State of Tennessee more particularly described as follows, to-wit:

TRACT ONE: Being part of lot No. 2 on the map of George Shields' Subdivision of lot No. 53 of the Boyd Cockrill Spring Tract, as of record in book 57, page 45, Register's Office for said County, and more fully described as follows:

Beginning on the southerly margin of West End Avenue, as widened, at a point 12 1/2 feet west of the line between lots Nos. 1 and 2; thence with said Avenue, westwardly 40.2 feet, more or less, to a point; thence in a southwesterly direction 14.05 feet, more or less, to the easterly margin of 28th Avenue south; thence with said Avenue, southwardly 124.8 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 50 feet; thence northwardly 135.4 feet, more or less, to the beginning.

TRACT TWO: Being lots Nos. 5 and 6 on Map of George Shields' Subdivision of Lot No. 53 of the Boyd Cockrill Spring Tract, of record in Book 57, page 45, Register's Office for said County.

Said lot No. 5 fronts 50 feet on the east side of 28th Avenue South, formerly Palmer Avenue, and runs back between parallel lines, along the south margin of an alley, 117 feet, more or less, to an alley in the rear. Excepted is a small triangle taken from the northeast corner, for turn at junction of two alleys, along north and east lines.

Said lot No. 6 fronts 50 feet on the easterly side of 28th Avenue South, formerly Palmer Avenue, and runs back between parallel lines 117 feet on the north line and 117.4 feet on the south line to an alley, and shows 50 feet on said alley.

Being the same property transferred to Margaret Ann Warner under a Deed of Division executed by John E.

Patton, et al of record in book 4753, page 1, Register's Office of Davidson County, Tennessee.

Witness my hand this 15th day of NOVEMBER, 2013.

Margaret Ann Warner
MARGARET ANN WARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 0. Subscribed and sworn to before me, this the 15th day of NOVEMBER, 2013.

Mark Monroe
AFFIANT

Dawn P Sheehan
NOTARY PUBLIC
My commission expires: 11/5/2014

DAWN P. SHEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 5, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DAWN P. SHEEHAN, a Notary Public in and for said County and State, MARGARET ANN WARNER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of NOVEMBER, 2013.

Dawn P Sheehan
NOTARY PUBLIC

My commissions expires: 11/5/2014

DAWN P. SHEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 5, 2014