BILL GARRETT, Davidson County
Trans:T20140006467 DEEDQC
Recvd: 01/28/14 15:05 5 pgs
Fees:28.00 Taxes:2388.28
20140128-0007807

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number(s)
Partnership Management Services, Inc. 7011 River Road Pike Nashville, TN 37209	Partnership Management Services, Inc. 7011 River Road Pike Nashville, TN 37209	Map 101 Parcel 16

QUITCLAIM DEED

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Albert F. Ganier, III, as Successor Trustee of the GST-Non-Exempt Trust created under the Will of Mary N. Ganier, does hereby quitclaim and convey unto Partnership Management Services, Inc., a Tennessee corporation, its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer and encumber without the joinder or consent of any beneficiary, all of his right, title and interest as Successor Trustee in and to that certain real property located in Davidson County, Tennessee, more particularly described as parcel 16 on tax map 101 for Davidson County, Tennessee (Parcel I.D. number 10100001600) containing approximately 129.67 acres located at 6969 River Road Pike, Nashville, Davidson County, Tennessee, and being more particularly described and depicted on Exhibit A attached hereto and incorporated herein by reference.

Being the same property quitclaimed and conveyed to Albert N. Ganier, III and Mary G. McGrath, as Co-Trustees of the Albert N. Ganier, III GST-Non-Exempt Trust created under the Will of Mary N. Ganier by Executor's Quitclaim Deed of record as Instrument No. 20040602-0064459, Register's Office of Davidson County, Tennessee, Mary G. McGrath having resigned as Co-Trustee thereof and Albert N. Ganier, III, being one and the same as Albert F. Ganier, III, the "N" middle initial in the former deed being a typographical error. This is improved property known as 6969 River Road Pike, Nashville, TN.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the 1st day of January, 2014.

A. F. Ganier III

Albert F. Ganier, III, Successor Trustee of the GST-Non-Exempt Trust created under the Will of Mary N. Ganier

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, _____, Albert F. Ganier, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Successor Trustee of the GST-Non-Exempt Trust created under the Will of Mary N. Ganier, for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2014.

Kathalee Tewell
Notary Public

My Commission Expires:

Dec 6, 2016

KATHALEE TEWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 6, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $645,480.00.

A. F. Ganier III

Albert F. Ganier, III, President
of Partnership Management Services, Inc.

Subscribed and sworn to before me this 28th day of January, 2014.

Kathalee Tewell
Notary Public

My Commission Expires:

Dec. 6, 2016

KATHALEE TEWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires December 6, 2016

EXHIBIT A

Property located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being parcel 16.00 on Davidson County Property Map No. 101, being a part of the W. E. Watkins home place lying between the Cumberland River to the North and River Road to the South, now known as Hidden Valley Farm, and being more particularly described as follows:

Beginning at a point in the center line of River Road at N656,775.34, E1,694,533.63 (Tennessee State Plane System, NAD83) being the southeast corner of the property conveyed to Albert F. Ganier, Jr., and wife, Mary Napier Ganier from Claiborne Hooper Phillips and Mary Elizabeth Phillips Roberts by deed of record in book 1286, page 525 in the Register's Office for Davidson County, Tennessee, said point also being the southeast corner of the herein described tract of land;

Thence, following the center line of said River Road **North 66 Degrees 38 Minutes 04 Seconds West, 290.00 Feet** to a point;

Thence, North 71 Degrees 13 Minutes 04 Seconds West, 340.00 Feet to a point;

Thence, North 78 Degrees 03 Minutes 04 Seconds West, 200.00 Feet to a point;

Thence, North 66 Degrees 03 Minutes 04 Seconds West, 300.00 Feet to a point;

Thence, North 61 Degrees 03 Minutes 04 Seconds West, 520.00 Feet to a point;

Thence, leaving the center line of said River Road and following the easterly boundary of the Leland J. Dugger property as of record in Deed Book 1285, Page 398, in the Register's Office for Davidson County, Tennessee **North 07 Degrees 36 Minutes 56 Seconds East, 360.00 Feet** to a point, being the northeast corner of said Dugger property;

Thence, following the northerly boundary of said Dugger, **North 82 Degrees 23 Minutes 04 Seconds West, 420.00 Feet** to a point, being the northwest corner of said Dugger;

Thence, following the westerly boundary of said Dugger, **South 07 Degrees 16 Minutes 56 Seconds West, 189.73 Feet** to a point in the center of River Road;

Thence, following said center line of River Road **North 60 Degrees 44 Minutes 53 Seconds West, 389.67 Feet** to a point;

Thence, leaving said center line of River Road **North 18 Degrees 48 Minutes 18 Seconds East, 1373.77 Feet** to a point;

Thence, North 36 Degrees 58 Minutes 33 Seconds East, 762.28 Feet to a point;

Thence, North 13 Degrees 02 Minutes 18 Seconds East, 135.45 Feet to a point;

Thence, North 00 Degrees 23 Minutes 52 Seconds East, 588.76 Feet to a point;

Thence, North 05 Degrees 12 Minutes 23 Seconds West, 364.80 Feet to a point;

Thence, North 01 Degrees 59 Minutes 36 Seconds West, 98.69 Feet to a point in the low water line of the Cumberland River (Elevation 385.0 M.S.L.);

Thence, following the meanders of said low water line of the Cumberland River **in a southeasterly direction 3,267.57 Feet** to a point, said point being at the intersection of said low water line and the East line of the aforementioned Albert F. Ganier, Jr., ETUX property, also being the westerly margin of a 40-foot wide private roadway shown on the unrecorded plan of the Lealand J. Dugger Property, a portion of which was conveyed to Ron Keith from Nan Clark Dugger by deed of record in instrument number 20011219-0139953 in the Register's Office for Davidson County, Tennessee;

Thence, leaving said low water line and following an old wire fence line, more or less, on the East line of said Grantor Property and the West line of said Ron Keith property, **South 21 Degrees 43 Minutes 31 Seconds West, 321.19 Feet** to a point;

Thence, leaving said Ron Keith property and continuing with said Grantor Property and the westerly margin of said 40-foot wide roadway, now known as River View Drive, along said old wire fence line, more or less, **South 21 Degrees 34 Minutes 11 Seconds West, 335.31 Feet** to a point;

Thence, South 20 Degrees 38 Minutes 17 Seconds West, 225.53 Feet to a point;

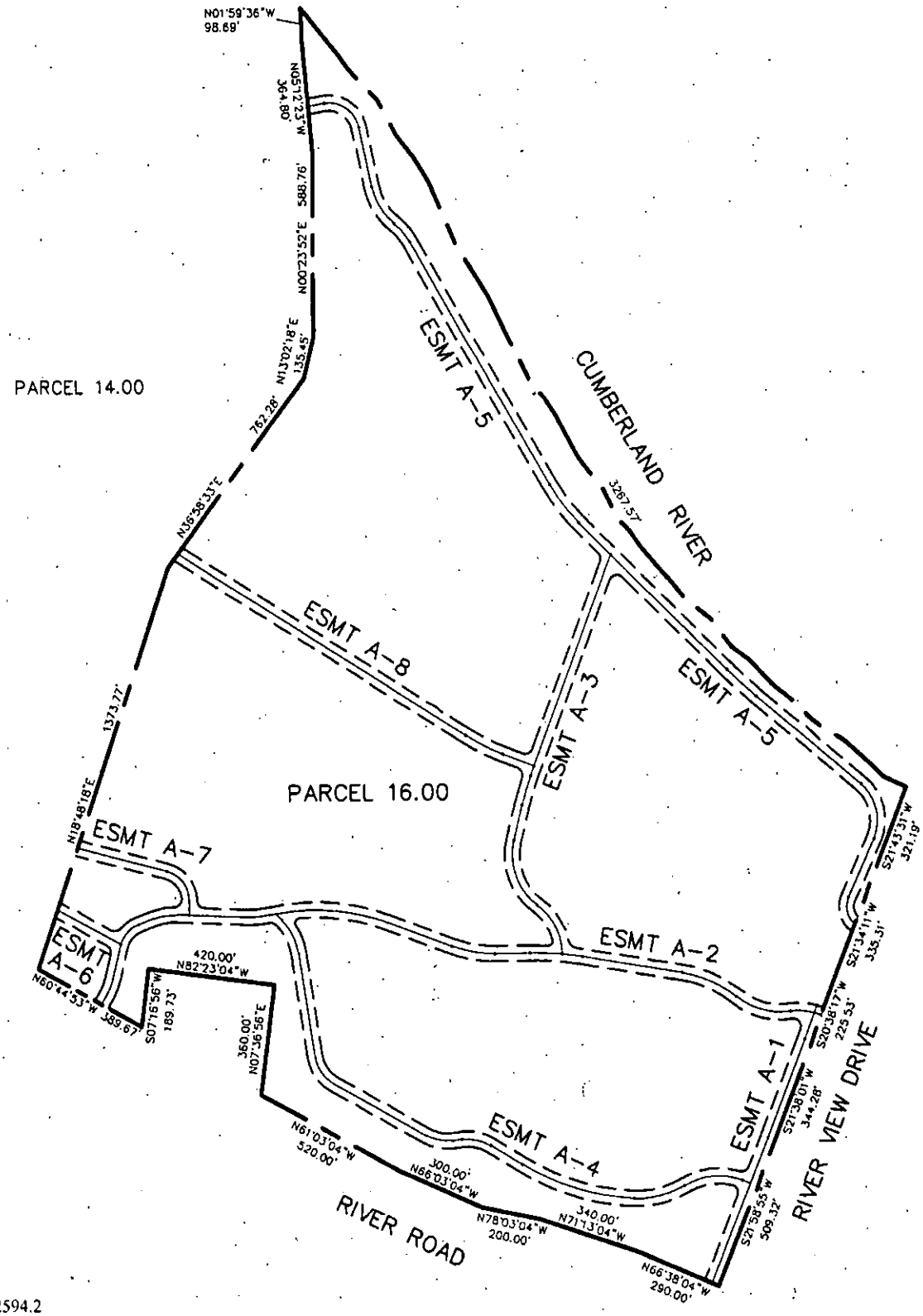
Thence, South 21 Degrees 38 Minutes 01 Seconds West 344.28 Feet to a point;

Thence, South 21 Degrees 58 Minutes 55 Seconds West 509.32 Feet to the point of beginning.

Containing 129.67 Acres, more or less.

The legal description for this instrument and attached map were prepared by Taylor Land Surveying, LLC, Phil Taylor, TN RLS, P.O. Box 295, Nolensville, Tennessee 37135-0295; Telephone number 615-351-0766.

Exhibit A Continued



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