QUITCLAIM DEED

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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Glord D. Gardner

TO

Queen S. Gardner

For draftsman's use

Prepared by:
Marie Lemmie, Atty
Stahlman Bldg
Nash. Tenn

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Queen S. Gardner (NAME)	Guaranty Mortgage Co. (NAME)	
2900 Branch Court (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	72-11
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	100

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

AUG 9 1 58 PM '72

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

B 7 0 7 8 8

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 1972.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

For and in Consideration of the sum of Five Hundred and----------

no/100 ($500.00)----------DOLLARS cash in hand paid by Queen S. Gardner, the receipt of all of which is by me acknowledged,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $500.00. Affiant Marie Lemmie

Subscribed and sworn to before me this 9th day of August 1972

Deputy Register Lola Williams

I, Glord D. Gardner, have bargained and sold, and by these presents do transfer and convey unto the said Queen S. Gardner, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Brooks Gardens, of record in Book 2330, page 168, Register's Office for said County, described as follows: BEGINNING at a concrete monument in the northerly margin of Branch Court, a corner of the J. R. Henderson's Subdivision; thence along the line of said Subdivision, northerly 158.5 feet to an iron pin; which is at the corner of Lot No. 4; thence with the line between Lots No. 3 and 4, westerly 118.4 feet to the margin of Branch Court; thence with the margin of the same, southerly 57 feet to the beginning of a curve; thence around said curve, southeasterly 146.3 feet to a concrete monument and continuing with the margin of said Court, easterly 16 feet to the point of beginning. Being the same property conveyed to Glord D. Gardner and wife, Queen S. Gardner by deed from Everett Leo Howell and wife, Hazel Ruth Howell, of record in Book 3767, page 135, Register's Office for Davidson County, Tennessee; the said Queen S. Gardner having since obtained a decree of divorce from Glord D. Gardner.

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This is {unimproved / improved (X)} property, known as 2900 Branch Court (House Number) (Street) Nashville, Tennessee 37216 P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Queen S. Gardner her heirs and assigns, forever.

And I do covenant with the said Queen S. Gardner that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record

And I, Glord D. Gardner do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Queen S. Gardner her heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 31st day of July, 19 72

Glord D. Gardner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs O H Smith, a Notary Public in and for said County and State, the within named Glord D. Gardner

the 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 31 day of July 19 72

Mrs O H Smith, Notary Public.

Commission expires 4-28-1975

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared

AUG-9 CONV * 500.00
AUG-9 STAX A* 1.30
AUG-9 RFEE A* .50
AUG-9 RDEED A* 4.00 * 5.80

with whom I am personally acquainted, and who, upon oath, acknowledged himself to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....