BOOK 5121 PAGE 182

"THIS INSTRUMENT PREPARED BY MICHAEL G. KAPLAN
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin S. Gardner & wife, Grace D. Gardner	Same	116-11
(NAME)	(NAME)	
319 Lynwood Boulevard		93
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

MAR-4F MISC B* 4.00 * 4.00

FOR AND IN CONSIDERATION of love and affection and for the purpose of converting a tenancy by the entireties to a tenancy in common, the undersigned Edwin S. Gardner and wife, Grace D. Gardner, as tenants by the entireties, by these presents do hereby quitclaim and convey unto Edwin S. Gardner and Grace D. Gardner, as tenants in common with no right of survivorship, and not as tenants by the entireties, their heirs and assigns, an undivided one-half (1/2) interest to each in the following described tract or parcel of land, to wit:

> Land in the 7th Civil District of Davidson County, Tennessee, in the city of Belle Meade, being the northwesterly 200 feet of Lot No. 41 on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for said county.
>
> Said Part of Lot No. 41 fronts 200 feet on the southwesterly side of Lynwood Boulevard and runs back between lines 309 feet on the northwesterly line and 313 1/2 feet, more or less, on the southeasterly line to the northeasterly margin of Royal Oaks Avenue, measuring 200 feet thereon.
>
> Being the same property conveyed to Edwin S. Gardner and wife, Grace D. Gardner, by deed from Ross I. Evans and wife, Elizabeth McConnell Evans, of record in Book 1586, page 41, Register's Office for Davidson County, Tennessee.

This is improved property, known as 319 Lynwood Boulevard, Nashville, Tennessee 37205.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of March, 1977.

Edwin S. Gardner
EDWIN S. GARDNER

Grace D. Gardner
GRACE D. GARDNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Margaret Ann England, a Notary Public in and for said County and State, the within named Edwin S. Gardner and Grace D. Gardner, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1977.

Margaret Ann England
Notary Public

My Commission Expires: 8-2-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Grace D. Gardner
Affiant

Subscribed and sworn to before me, this the 3rd day of March, 1977.

Margaret Ann England
Notary Public

My Commission Expires: 8-2-77

D92155

IDENTIFICATION REFERENCE

MAR 4 08 PM '77

REGISTER
DAVIDSON CO., TENN.

FEE