BOOK 7637 PAGE 456

62549

This Instrument Prepared By:

Joseph P. Rusnak
Paul E. Jennings' Office
303 Church Street, Suite 101
Nashville, Tennessee 37201
(615) 726-1027

IDENTIFICATION REFERENCE

AUG 26 3 51 PM '88

FILED QUITCLAIM DEED
DAVIDSON COUNTY, TN

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Kenneth D. & Peggy A. Garner 201 Edgemeade Blvd. Madison, Tennessee 37115	C. E. Garner	52-1-199 11D 70455

1488 08/26 0101 03CHECK 6.00

FOR AND IN CONSIDERATION of the love and affection associated with over thirty (30) years of marital bliss I, Kenneth D. Garner, also known as Kenneth Dwayne Garner ("Grantor"), for the intent and purpose of creating an estate by the entireties in and to the entire interest in the property described below previously held soley by the Grantor, do hereby quitclaim and convey unto my wife, Peggy A. Garner ("Grantee"), her heirs and assigns, a one-half undivided interest as an estate by the entireties in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being the southerly part of Lot No. 14 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County.
>
> Said part of said lot fronts 53 feet on the northerly side of Madison Boulevard, and extends back 183 feet on the easterly line and 163.9 feet, more or less, on the westerly line, to a line in the rear on which it measures 50 feet, more or less.
>
> Being part of the same property conveyed to Kenneth Dwayne Garner by deed from C. E. Garner and wife, Alice Garner, of record in Book 5504, Page 821, Register's Office for said County.

This is improved property known as 259 Madison Boulevard, Madison, Tennessee 37115.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of August 1988.

Kenneth D. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

There is no actual consideration for this transfer.

Peggy D. Garner
AFFIANT

Subscribed and sworn to before me this 25 day of August 1988.

Yolanda Y. Lewis
NOTARY PUBLIC

My Commission Expires:

March 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Yolanda Y. Lewis, a Notary Public said County, Kenneth D. Garner, 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 25th day of August 1988.

Yolanda Y. Lewis
NOTARY PUBLIC

My Commission Expires:
March 11, 1991