This Instrument was Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, TN 37201
(615) 244-0001

QUITCLAIM DEED

BOOK 8088 PAGE 165

| (ADDRESS NEW OWNER(S) AS FOLLOWS: ) | SEND TAX BILLS TO: ) | MAP/PARCEL NUMBERS: ) |
|---|---|---|
| ( Marilyn A. Gardner ) | Same - no mtge ) | Map 119-9 ) |
| ( 1100 Old Hickory Boulevard ) | ) | Par 34 ) |
| ( Brentwood, TN 37027 ) | ) | ) |

For and in consideration of the sum of Ten and 00/100 ----------($10.00)----- Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

C. A. GARDNER AND COMPANY, a sole proprietship

have this day bargained and sold, and do hereby transfer and convey unto the said

Marilyn A. Gardner

the grantees herein, their (successors), heirs and assigns, all our right, title and interest in and to the following described property in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 54 and the southerly 1/2 of Lot No. 55, on the Revised and Corrected Map of Thompson & Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for said County,

Said lot and part of lot adjoin and front together 75 feet on the westerly side of Marshall Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to C. A. Gardner and Company by deed from Quality Industries, Incorporated, corporate successor to Quality Metal Tool and Die Company, Incorporated, of record in Deed Book 7478, page 101, Register's Office for Davidson County, Tennessee.

Subject to an easement for sanitary sewers and/or storm drainage of record in Book 4764, page 72, said Register's Office.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lots Nos. 52 & 53, on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for said County.

Said Lots Nos. 52 & 53 front and adjoin together 100 feet on the West side of Caldwell Avenue (now known as Grandview Avenue) and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to C. A. Gardner and Company by deed from Robert E. Russell and wife, Georginna W. Russell, of record in Book 7478, page 104, Register's Office for Davidson County, Tennessee.

Lot 53 is subject to easements for sanitary sewers and/or storm drainage of record in Book 4243, page 894, and for storm sewer of record in Book 3926, page 68, said Register's Office.

18820

IDENTIF. REFERENCE

APR 13 2 10 PM '90

DAVIDSON COUNTY TN

Sandra S. Gardner joins in this conveyance to transfer any right, title and interest she has in and to the subject property as a result of homestead or other marital rights.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of April, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on this date.

C. A. GARDNER AND COMPANY

Sandra S. Gardner

BY: Carl A Gardner
C. A. Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. A. Gardner and Sandra S. Gardner, the within named 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 13th day of April, 1990.

Notary Public

My Commission Expires: 5/19/90.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $55,000.00.

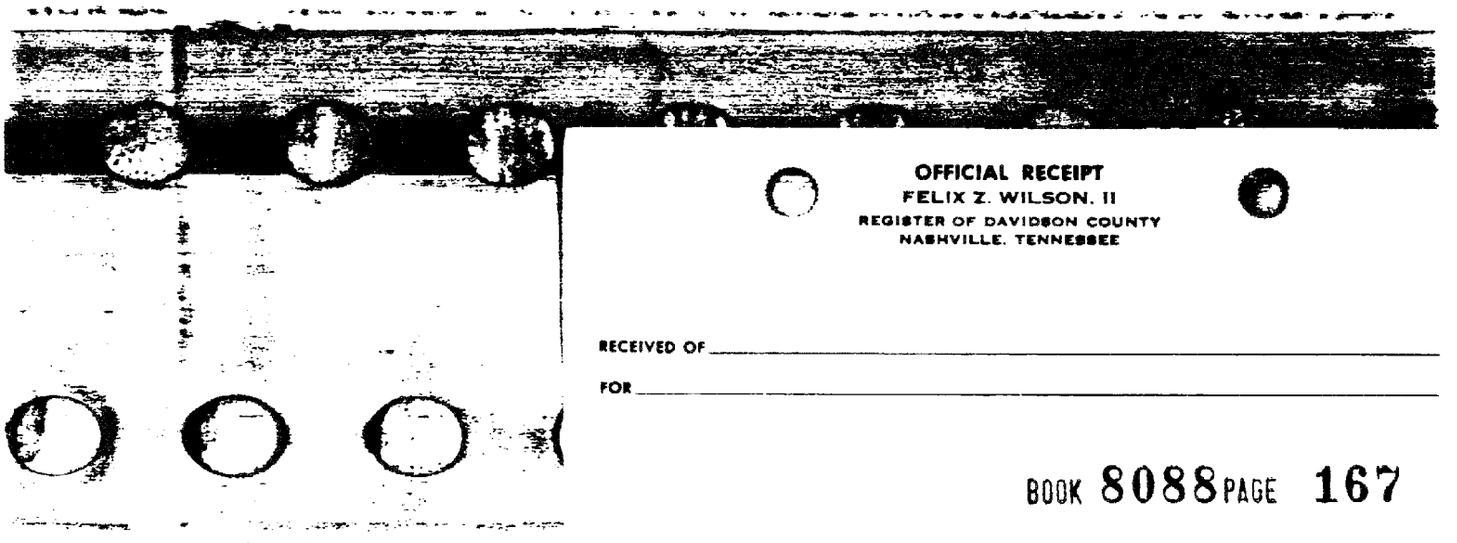
Affiant

Subscribed and sworn to before me, this the 13th day of April, 1990.

Notary Public

My Commission Expires: 5/19/90

1158 04/13 0101 03CHECK 287-50



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL 287.50
CHECK 287.50

04/13/90 01 14:07 0001 1158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



18820

IDENTIF. TREFERENCE

APR 13 2 10 PM '90

DAVIDSON COUNTY TN.

No. 310272