This Instrument Prepared By:
HARLAN DODSON III
Dodson, Parker & Behm
306 Gay Street, Suite 400
P.O. Box 198806
Nashville, TN 37219-8806

BK 10339 PG 197

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
THE IRENE LEWIS GARDNER TRUST #12308997 3850 OAKS CLUBHOUSE DRIVE #407 POMPANO BEACH FL 33069	SAME	83-5-268

2973 02/04 0101 03CHECK 8.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, IRENE S. LEWIS GARDNER (formerly known as Irene S. Lewis) (herein "Grantor") does hereby assign, grant, transfer, and convey unto THE IRENE LEWIS GARDNER TRUST #12308997 (herein "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Being a partial interest in Lots Nos. 4 and 6 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 26, etc. in Edgewood Plan, as of record in Book 421, page 49, Register's Office for said County, and described as follows:
>
> Beginning at a point in the east margin of North 12th Street at the corner of Lots Nos. 4 and 5, being 75 feet south of the south margin of an unnamed 50 foot street shown on said plan; thence with the line between Lots 4 and 5, easterly 200 feet to the southwest corner of Lot No. 6; thence with the line between Lots 5 and 6, northerly 72.9 feet to the southerly margin of said 50 foot street; thence with the margin of same, easterly 15 feet to a point; thence along the easterly lines of Lots Nos. 6 and 4, southerly 152.5 feet to a point in the northerly margin of an alley; thence with the margin of said alley, westerly 34.2 feet to a turn in said alley, and continuing with the westerly margin thence with the line between Lots 3 and 4, westerly 209.3 feet to the east margin of North 12th Street; thence with the margin of same, northerly 117.3 feet to the beginning.
>
> Being the same property conveyed to Civia O. Stelzer and Irene S. Lewis by Deed from Charles Campbell Brown, Jr. and wife Diane J. Brown, of record in Book 4417, page 857, Register's Office for Davidson County, Tennessee; the said Civia O. Stelzer having conveyed her one-half interest to Richard James Stelzer by Installment Deed of record in Book 5822, page 774, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

0269946
IDENTIFICATION REFERENCE
PICK-UP
97 FEB -4 AM 10:50
DAVIDSON COUNTY, TN.

BOOK 10339 PG 198

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ BROWARD)

The consideration with respect to this conveyance is $10.00.

X Irene F. Gardner
AFFIANT

SUBSCRIBED AND SWORN TO before me
this 22nd day of JAN, 1997.

Alfred J Gardner
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL NOTARY SEAL
ALFRED J GARDNER
COMMISSION NUMBER
CC383232
MY COMMISSION EXP.
JUNE 4,1998

This is improved property located at 709 North 12th Street, Nashville, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 22nd day of JAN, 1997.

GRANTOR:

X Irene Lewis Gardner
IRENE ~~S.~~ LEWIS GARDNER

STATE OF ~~TENNESSEE~~ FLORIDA)

COUNTY OF ~~DAVIDSON~~ BROWARD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named IRENE S. LEWIS GARDNER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at ~~office~~ HOME in ~~Nashville~~ POMPANO BEACH, ~~Tennessee~~ FLORIDA, this 22nd day of JAN 1997.

Alfred J Gardner
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL NOTARY SEAL
ALFRED J GARDNER
COMMISSION NUMBER
CC383232
MY COMMISSION EXP.
JUNE 4,1998