RETURN TO: Prepared by
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TN #12050

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 27th day of October, 1999.

My commission expires: _____

Notary Public

QUITCLAIM DEED

BOOK 11735 PAGE 43

Address of New Owner & Send Tax Bills to:	**Prepared By:** Kristal L. Smith, Atty. TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
2133 QUAIL RIDGE NASHVILLE, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 32/9/89

8837 11/08 0101 03CHECK 14.00

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of Ten and No/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged,

SILAS P. GARDNER
hereinafter called Grantor(s), has bargained and sold, and does hereby convey, release and forever quitclaim unto

SILAS P. GARDNER AND WIFE SANDRA GARDNER
hereinafter called Grantee(s), their heirs and assigns, all the estate, right, title, interest, lien, equity and claim whatsoever located in DAVIDSON, Tennessee, more particularly described as follows:

SEE APPENDIX A

PROPERTY ADDRESS: 2133 QUAIL RIDGE, NASHVILLE, TN

FEE $ 14.00
REGISTER'S OFFICE
99 NOV -3 AM 11:38
RECEIVED
06505090

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 27th day of October, 1999.

SILAS P. GARDNER

State of Tennessee
County of DAVIDSON

On this 27th day of October, 1999, before me personally appeared SILAS P. GARDNER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal
My Commission expires:

JOHN PEACOCK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires July 23, 2003

Notary Public

QUIT CLAIM DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

APPENDIX A

Land in Davidson County, Tennessee, being Lot 109 on the plan of Quail Ridge, Section 3 of record in Book 7900, page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southerly margin of Quail Ridge Drive, said point being a common front corner with Lot No. 108 on said Plan; thence continuing along the margin of Quail Ridge Drive in a southeasterly direction around a curve to the left with a radius of 7[illegible].54 feet a cord bearing of south 66 degrees 17 minutes 2 seconds east, a distance of 70.0 feet to a point; said point being the common front corner with Lot No. 110 on said Plan; thence leaving Quail Ridge Drive running in a southwesterly direction 241.76 feet to a point, said point being a common rear lot line with said Lot 110; thence running north 66 degrees 0 minutes 0 seconds west a distance of 99.32 feet to a point, said point being a common rear corner with Lot No. 108; thence running along the common boundary with said Lot 108 a distance of 264.78 feet to a point on the southern margin of Quail Ridge Drive, said point being point of beginning.

RECORDER'S MEMO
LEGIBILITY OF WRITING OR
PRINTING
UNSATISFACTORY WHEN RECEIVED

BEING THE SAME PROPERTY CONVEYED TO SILAS P. GARDNER, BY WARRANTY DEED FROM DWIGHT PENNINGTON AND WIFE, EVELYN JEANNE PENNINGTON, DATED DECEMBER 8, 1995, AND RECORDED DECEMBER 15, 1995 IN BOOK 9889, PAGE 819, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.