This transfer is exempt from the Tennessee real estate according tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Peggy Garner Kenneth Garner
Affiant

Subscribed and sworn to before me this 1 day of December, 2000.

T Scott Barth

My Commission Expires: 7-7-04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
2081 Business Center Dr.
Suite 165
Irvine, CA 92612

Address New Owner as Follows:
THE GARNER THE GARNER TRUST
Dated 12-1-00
218 DIANE DR.
MADISON, TN 37115

Send Tax Bill to:
KENNETH D. GARNER and PEGGY W. GARNER
THE GARNER TRUSTee(s) of
THE GARNER THE GARNER TRUST Dated 12-1-00
218 DIANE DR.
MADISON, TN 37115

Map Parcel Number:
042-11-0 029.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PEGGY GARNER and KENNETH GARNER, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto KENNETH D. GARNER and PEGGY W. GARNER THE GARNER TRUSTee(s) respectively, and his/her/their successors in THE GARNER TRUST for the benefit of PEGGY GARNER and KENNETH GARNER, under the terms of THE GARNER THE GARNER TRUST Dated 12-1-00, a Revocable Living THE GARNER TRUST, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY SOLON E. DAVIS, ENGINEER, OCTOBER 26, 1953, AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD, AT THE INTERSECTION WITH THE EAST LINE OF MARTHONNA ROAD; THENCE WITH THE MARGIN OF MARTHONNA ROAD NORTH 1 DEG. 30' EAST 280 FEET TO A POINT; THENCE SOUTH 85 DEG. 56' 30° EAST 145 FEET TO A POINT; THENCE SOUTHERLY 280.15 FEET TO THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF THE SAME WESTERLY 145 FEET TO THE BEGINNING, EXCEPTING, HOWEVER, A SMALL TRIANGLE AT THE SOUTHEAST CORNER OF THE LOT, TO BE TAKEN FOR A CURVE AT THE INTERSECTION OF SAID OLD HICKORY BOULEVARD AND MARTHONNA ROAD.

BEING the same land conveyed to PEGGY GARNER and KENNETH GARNER from RICHARD H. WYNNE, BETTY EZELL, AND THROUGH RICHARD H. WYNNE ATTORNEY IN FACT, and PAMELA BESS, HEIRS AT LAW OF ELISE LEDBETTER WYNNE, DECEASED by Deed of record in Deed Book 11359 Page 499 in the Register's Office for DAVIDSON County, Tennessee.

This is improved property known as:

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

Davidson County DEEDQC
Recvd: 12/19/00 13:39 2pgs
Fees:10.00 Taxes:0.00

20001219-0124407

WITNESS my hand this 1 day of DECEMBER, 2000

Peggy Garner
PEGGY GARNER

Kenneth Garner
KENNETH GARNER

STATE OF TENNESSEE

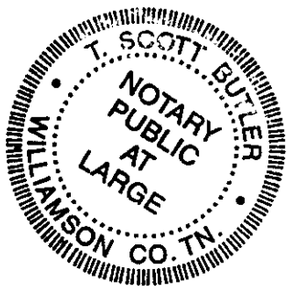
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and said county and state, PEGGY GARNER and KENNETH GARNER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at MADISON Tennessee, this 1 day of DECEMBER, 2000.

T Scott Butler
Notary Public

My Commission expires: 7-7-04



This deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.