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 D Garner
Affiant

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

T Scott Butler

My Commission Expires: 7-2-04

T. SCOTT BUTLER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

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 TRUST Dated 12-1-00
218 DIANE DR.
MADISON, TN 37115

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

Map Parcel Number:
052-01-0 288.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PEGGY GARNER and KENNETH D. 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 Trustee(s) respectively, and his/her/their successors in trust for the benefit of PEGGY GARNER and KENNETH D. GARNER, under the terms of THE GARNER TRUST Dated 12-1-00, a Revocable Living 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 DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 100 FEET OF THE NORTH 300 FEET OF LOTS NOS. 13 AND 14, OF BLOCK "L", 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 LOTS FRONT 100 FEET ON THE EAST SIDE OF MADISON BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 200 FEET SOUTH AT NEELEY'S BEND ROAD, 200 FEET TO A DEAD LINE IN THE REAR.

BEING the same land conveyed to PEGGY GARNER and KENNETH D. GARNER from ARTHUR GOLDNER and wife BETTY T. GOLDNER by Deed of record in Deed Book 7117 Page 94 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 13:40 2pgs
Fees:10.00 Taxes:0.00
20001219-0124408

WITNESS my hand this 1 day of December, 2000

Peggy Garner
PEGGY GARNER

Kenneth D Garner
KENNETH D. 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 D. 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

T. SCOTT BUTLER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

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