QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 02/14/01 12:02 2pgs
Fees:10.00 Taxes:0.00

20010214-0014239

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 20 01

Notary Public

MY COMMISSION EXPIRES: May 2, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Russell Gardner, Jr.	New Owner	43-15-23S
(NAME)	(NAME)	
913 Mallow Drive		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS that Joan Marie Gardner 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, has bargained and sold, and does hereby convey, remise, release and forever quit claim unto James Russell Gardner, Jr., unmarried, his heirs, successors, and assigns, his entire right, title and interest in and to a certain tract [parcel] of land in Davidson, County, Tennessee, described as follows:

Being Lot No 112 on the Plan of Arrowhead Estates, Section II, a plan which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No 112 fronts 50 feet on the westerly margin of Mallow Drive and extends back 231.46 feet on the northerly line and 163.80 feet on the southerly line to a dead line in the rear measuring 109.11 feet thereon.

Being the same property conveyed to James R Gardner Jr and wife, Joan M Gardner by deed dated April 13, 1979 from Jack Driver and Sons Inc of record in Book 5421, page 691, Register's Office for Davidson County, Tennessee. And also by divorce decree dated March 2000 of record as Instrument No 200003290031553, said Register's Office.

unimproved ( )
This is improved (X) property, known as 913 Mallow Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to _____ by deed from _____, of record in _____

Book _____, Page _____, Register's Office for _____ County, Tennessee.

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 2nd day of February, 19 01

Joan Marie Gardner
Joan Marie Gardner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Marie Gardner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood _____, Tennessee, this 2nd day of February, 19 01

Commission expires May 2, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public