FILE BOX 45

FROM
Arthur P. Gardner and wife Novella J. Gardner

TO
Richard A. Northcutt

AND

FROM
Richard A. Northcutt

TO
Arthur P. Gardner and Novella J. Gardner

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SAME SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur P. Gardner (NAME) | (NAME) | 95-8 |
| 154 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 201 |
| Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (P. O. ZIP) | 3DZ 16519 |

THIS INSTRUMENT WAS PREPARED BY

**METROPOLITAN ESCROW INC.**
**217 PINEWAY DRIVE**
**NASHVILLE, TN 37217**

This deed was prepared by information provided by the parties below.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- x Novella J. Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/29/2003 (AFFIX SEAL)

ZANA C. PRITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common

We, Arthur P. Gardner and wife, Novella J. Gardner

by these presents do hereby quitclaim and convey all my right, title and interest unto Richard A. Northcutt, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bluefield Square, Section I, as of record in Book 5200, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 80 feet on the southerly margin of Spring Valley Road and extends back 141.35 feet on the easterly line and 137.99 feet on the westerly line to a dead line in the rear measuring 80.07 feet thereon.

Being the same property conveyed to Arthur P. Gardner and wife, Novella J. Gardner by deed from Metropolitan Federal Savings & Loan Association of record in Book 6125, Page 251, Register's Office for said County.

Davidson County DEEDQC
Recvd: 05/15/01 14:48 2pgs
Fees:10.00 Taxes:0.00
20010515-0050350

This is unimproved (XX) property, known as 154 Spring Valley Road, Nashville, TN 37214
(House Number) (Street) P.O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Richard A. Northcutt, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto Arthur P. Gardner and Novella J. Gardner, as tenants in common

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of April, 2001.

Arthur P. Gardner

Novella J. Gardner

Richard A. Northcutt Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Arthur P. Gardner and Novella J. Gardner, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001

Notary Public.

My commission expires: 3/29/2003

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard A. Northcutt, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001

Notary Public.

My commission expires: 3/29/2003

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN