Davidson County DEEDQC
Recvd: 03/11/02 10:20 2pgs
Fees:12.00 Taxes:0.00

20020311-0029973

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Carl Matthew Gardner
Affiant

Subscribed and sworn to before me, this 26th day of February, 2002.

Susan L. Smith
Notary Public

My commission expires: 12/5/2003

This instrument was prepared by:
William F. Long, Jr., Atty.
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Address of New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Carl Matthew Gardner 5533 Nevil Point Brentwood, TN 37027	Same	119-13, 90

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that GARDNER PROPERTIES, a Tennessee General Partnership, 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 quitclaim unto Carl Matthew Gardner, his heirs, successors and assigns, its entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 45 and 46 on the Map of Southvale Subdivision, as of record in Book 332, page 121, Register's Office for said County, described as follows:

Beginning on the westerly margin of Elizabeth Street, the northeast corner of property conveyed to Donald L. Buttrey and wife, by deed from Felix A. Hudgins and wife, of record in Book 1385, page 559, said Register's Office; thence with said street northwardly 87.05 feet to the southerly margin of an alley; thence with said alley westwardly 68 feet to the corner of Lots Nos. 44 and 45; thence with the line between said two lots southwardly 75 feet to Buttrey's northwest corner; thence with his northerly line eastwardly 109.75 feet, more or less, to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 45 and 46 on the map of Southvale Subdivision, as of record in Book 332, page 121, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Tanksley Avenue at the intersection of the northerly margin of said Tanksley Avenue and the westerly margin of Elizabeth Street; thence with the northerly margin of said Tanksley Avenue westwardly 151.5 feet to the southeast corner of Lot No. 44 on said plan; thence with the line between said Lots Nos. 44 and 45 northwardly 75 feet to a point; thence eastwardly and parallel to said Tanksley Avenue 109.75 feet, more or less, to a point on the westerly margin of Elizabeth Street; thence with the westerly margin of said Elizabeth Street, southeastwardly 87.05 feet to the beginning.

Being the same property conveyed to Gardner Family Partners, L.P., by quitclaim deed from Marilyn A. Gardner, of record in Book 9903, page 506, Register's Office for Davidson County, Tennessee, Gardner Family Partners, L.P. having merged into Gardner Properties, a Tennessee general partnership, on or about November 18, 1999.

The foregoing descriptions are the same as that contained in the prior deeds.

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

These properties are known as 2925 Elizabeth Street and 2929 Elizabeth Street, in Nashville, Tennessee.

This instrument was prepared from information furnished by the parties, for which the preparer assumes no responsibility.

WITNESS my hand this 13th day of February, 2002.

GARDNER PROPERTIES, a Tennessee General Partnership

By: Carl P Gardner
Carl P. Gardner, a general partner

STATE OF FLORIDA)
COUNTY OF Collier)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared CARL P. GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of GARDNER PROPERTIES, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, this 13th day of February, 2002

P. Lynne Depietri
Notary Public

My Commission Expires: 12/9/2002

P Lynne Depietri
My Commission CC796247
Expires December 9, 2002