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QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PIPER L. GARDNER	LEGENDS MORTGAGE, INC.	
(NAME)	(NAME)	
896 IDLEWILD DRIVE	1143 COLUMBIA AVENUE, C-11	MAP 52-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS OR ROUTE NUMBER)	PARCEL 199 AND PARCEL 259
MADISON TN 37115	FRANKLIN, TN 37064	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

G-8369-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

_____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES: 10-26-05

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, PIPER L. GARDNER by these presents do bargain, quitclaim all of her interest unto PIPER L. GARDNER AND HUSBAND, AUSTIN K. GARDNER, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land lying in Davidson County, State of Tennessee described as follows, to-wit:

TRACT I: Being Lot No. 3 on the Plan of Sanford Manor, of record in Plat Book 6900, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

TRACT II: Being Lot No. 4 in the subdivision of Sanford Manor, not of record, made by Winston Gaffron, Jr., Surveyor, No. 1070, dated August 1, 1986, and more particularly described as follows:

Beginning at a point in the southerly margin of Idlewild Drive, South 53 degrees 30' 30" East 178.74 feet to a point; thence North 17 degrees 30' 38" East 264.71 feet to a point in the southerly margin of Idlewild Drive; thence with the said margin of Idlewild Drive with a curve to the right having a radius of 296.98 feet and a chord of 7 degrees 59' 27" 41.42 feet to a point; thence continuing with the southerly margin of Idlewild Drive South 57 degrees 25' 13" West 225.61 feet to the point of beginning.

Being the same property conveyed to Susan L. Abrams, unmarried, by Warranty Deed from Robert E. Sanford, unmarried, of record in Book 11524, Page 145, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Piper L. Gardner, married by deed from Susan L. Abrams, of record by Instrument Number 200207220087790 in the Register's Office for Davidson County, Tennessee.

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

Witness _____ hand _____ this 1ST day of August, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Piper L. Gardner
PIPER L. GARDNER

Davidson County DEEDQC
Recvd: 08/08/02 11:22 2pgs
Fees:12.00 Taxes:0.00
20020808-0095629

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 PIPER L. GARDNER the bargainor(s), with whom I am personally aquatinted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 1st day of August, 2002.

Commission Expires: 10-26-05

Doris Coley
Notary Public

DORIS COLEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 _____, 1997.

My Commission Expires: _____

_____
Notary Public