Davidson County DEEDQC
Recvd: 01/09/03 13:24 2pgs
Fees:12.00 Taxes:0.00
20030109-0004232

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ — 0 —

Thomas A. Gardner
AFFIANT

Subscribed and sworn to before me, this 8th day of January, 2003

Sheryl D. Boyd
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

This instrument was prepared by: Beck, Beck & Kirt Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: Thomas Gardner, 4324B Lindawood Drive, Nashville, TN 37215

SEND TAX BILLS TO: Thomas Gardner, 4324B Lindawood Drive, Nashville, TN 37215

MAP and PARCEL: 19-061.08-0-072.00

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EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, Thomas Gardner, Executor for the Estate of Anna Gardner being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the Will of Anna Gardner, probated in the Probate Court of Davidson County, No. 02P-663 on April 12, 2002. Thomas Gardner was named Executor and sole beneficiary of Anna Gardner's estate. (See attached Will and Letters of Testamentary). 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, Thomas Gardner has bargained and sold and hereby [convey,] remise, release and forever quitclaims unto, **Thomas Gardner**, his heirs and assigns, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

Being Lot No. 16 on the Plan of King's Subdivision,

Section No. 1, as of record in Book 1130, page 94, Register's Office for said County, described as follows:

Beginning on the southerly margin of Richmond Drive at the corner of Lots No. 14 and 17; thence with the line between said two lots southwardly 24° feet to the northerly line of the Isaac Litton High School Property; thence with said line eastwardly 108.7 feet to the southwest corner of Hedgewood Drive; thence with the westerly margin of said Drive northwardly 226.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 37.3 feet to the southerly margin of Richmond Drive; thence with said Drive, westwardly 66.8 feet to the beginning.

Being the same property conveyed to William H. Soyars, by deed from J.E. Richmond and wife, as of record in Book 2454, page 1, said Register's Office.

Being the same property conveyed to Travis T. Gardner and wife, Anna E. Gardner by William H. Soyars and wife, Delcie Mae Soyars, by deed from Davidson County, Tennessee of record in Book 102, Page 700, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 8th day of Jan, 2002.3

Thomas Gardner
THOMAS GARDNER, EXECUTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Beverly D. Boyd, a Notary Public, in and for said County and State, **THOMAS GARDNER**, the within named bargainor, with whom I am personally acquainted (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 office this the 8th day of January, 2002.3

Beverly D. Boyd
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06