QUITCLAIM DEED

STATE OF Tennessee}

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF February, 2003.

(Affix Seal) Notary Public

My Commission Expires: 3/27/04

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory L. Beard and wife, Keisha Gardner-Beard	Same	69-00-108
4411 Ashland City Hwy	52 VAUGHAN'S GAP RD	
Nashville, TN 38218	NASHVILLE, TN 37205	

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I/we Kossie Gardner, Jr. n/k/a Carthagelius Gardner, hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto Gregory L. Beard and wife, Keisha Gardner-Beard, hereinafter call the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A"

Davidson County DEEDQC
Recvd: 03/12/03 12:09 1pgs
Fees:12.00 Taxes:0.00
20030312-0033052

( ) unimproved
This is (X) improved property know as 4411 Ashland City Hwy, Nashville, TN 38218

Witness my/our hand(s) this 26th day of February, 2003 :

Carthagelius Gardner by
Keisha Gardner-Beard, Attorney-In-Fact

STATE OF Tennessee

COUNTY OF ~~Sumner~~ Williamson

On this the 26th day of February, 2003, before me personally appeared Keisha Gardner-Beard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carthagelius Gardner, and who acknowledged that he executed the same as the free act and deed of the Carthagelius Gardner and appearing of record in Instrument No._____ of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Williamson County, TN this 26TH day of February, 2003.

Notary Public

My Commission Expires: 3/27/04