This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

**FROM:**

***ANDREW GARDNER , JR., Individually and as the Executor of the ESTATE OF ANDREW LEWIS GARDNER, SR., and DORIS* CHRISTMON *GARDNER, Individually and as the Surviving Spouse of ANDREW LEWIS GARDNER***

**TO:**

***DEBRA GARDNER CLAY, a Married Person***

Davidson County DEEDQC
Recvd: 07/15/03 10:28 3pgs
Fees:17.00 Taxes:0.00
20030715-0098582

# QUITCLAIM DEED

| New Owner & Address | Taxable Party | Unit - Block - Lot |
|---|---|---|
| Debra Gardner Clay<br>345 Nesbitt Lane<br>Madison, Tennessee 37115 | Debra Gardner Clay<br>345 Nesbitt Lane<br>Madison, Tennessee 37115 | Map No. 81-10<br><br>Parcel No. 122 |

**STATE OF TENNESSEE** }

**COUNTY OF DAVIDSON** }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ .00**.

*DEBRA GARDNER CLAY*

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-06
DATE

**This Instrument Prepared By:**

**HELEN S. ROGERS**
**ROGERS & ASSOCIATES**
**2205 State Street**
**Nashville, TN 37203**

**(615) 320-0600**

We, ***ANDREW GARDNER , JR., Individually and as the Executor of the ESTATE OF ANDREW LEWIS GARDNER, SR., and DORIS* CHRISTMON *GARDNER, Individually and as the Surviving Spouse of ANDREW LEWIS GARDNER***, do hereby Quitclaim to ***DEBRA GARDNER CLAY***, a married person, all our interest, rights and title in said real property as described below. ***DORIS CHRISTMON GARDNER, Individually and as the Surviving Spouse of***

***ANDREW LEWIS GARDNER***, hereby enters into this conveyance "only" for the purpose to convey any marital interest in said real property which she may or may not have in the real property described below, To-Wit:

**LAND in Davidson County, Tennessee, being Lot No. 50 on the Map of Cobb's Subdivision of Lot No. 6, Harding Bosley Track, as of Record in Book No. 161, Page No. 155, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 50 fronts 50.00 feet on the northerly side of Delk Avenue, formerly Martha Street and runs back between parallel lines 150.00 feet to an alley.**

**This conveyance is made subject to agreement as to a well in Book No. 1157, Page No. 44, and in deed of record Book No. 1218, Page No. 596, Register's Office for Davidson County, Tennessee.**

**BEING the same real property conveyed to Andrew Gardner, Sr. and Andrew Gardner, Jr., by Deed from Margaret L. Gardner, as of Record in Book No. 7146, Page No. 731, Register's Office for Davidson County, Tennessee.**

**This conveyance is being made pursuant to an agreement between the Beneficiaries of the Estate of Andrew Lewis Gardner, Sr., Andrew Gardner, Jr., Doris Christmon Gardner and Debra Gardner Clay, in the Seventh Circuit Court for Nashville, Davidson County, Tennessee, Probate Division, Docket No. 02P-1679.**

**This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.**

This is improved property known as:

*2504 Delk Avenue, North, Nashville, Davidson County, Tennessee*

**WITNESSED** My Hand this the 10th day of July, 2003.

***ANDREW GARDNER, JR., Individually and as the Executor of the ESTATE OF ANDREW LEWIS GARDNER, SR.,***

***DORIS* CHRISTMON *GARDNER, Individually and as the Surviving Spouse of ANDREW LEWIS GARDNER***

**STATE OF TENNESSEE** }

**COUNTY OF DAVIDSON** }

Personally appeared before me, Anita Appleton, a Notary Public in and for said County and State, the within named ***ANDREW GARDNER , JR., Individually and as the Executor of the ESTATE OF ANDREW LEWIS GARDNER, SR.***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **HE** executed the within instrument for the purposes of therein contained.

**WITNESS** my hand at Nashville, Tennessee, this the 10th day of July 2003.

Anita Appleton
**NOTARY PUBLIC**

My Commission Expires: 3-25-2006.
**DATE**

**STATE OF TENNESSEE** }

**COUNTY OF DAVIDSON** }

Personally appeared before me, Anita Appleton, a Notary Public in and for said County and State, the within named ***DORIS* CHRISTMON *GARDNER, Individually and as the Surviving Spouse of ANDREW LEWIS GARDNER***, 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 of therein contained.

**WITNESS** my hand at Nashville, Tennessee, this the 10th day of July 2003.

Anita Appleton
**NOTARY PUBLIC**

My Commission Expires: 3-25-2006.
**DATE**