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
[redacted]
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

RE-RECORD

Davidson County DEEDQC
Recvd: 09/16/03 09:48 3pgs
Fees:17.00 Taxes:0.00
20030916-0135693

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



I hereby certify that this is a true copy of
the original instrument filed in my office as
Instrument No 200309120033052
This 8 day of SEPT. 2003
BILL GARRETT Register of Deeds
By Brenda Johnson
DEPUTY Register

EXHIBIT A

Legal Description

Being a parcel of land located in the 13th Civil District of Metropolitan Nashville, Davidson County, Tennessee, bounded on the North by State Highway 12 and Eaton's Creek, on the East, South, and West by the Hills of Calvary Corporation, being a portion of Lot 8 of the Dr. J.H. Jordan Subdivision as recorded in plat Book 2, page 79 (Register's Office of Davidson County, Tennessee) and being more particularly described as follows:

Beginning at a railroad spike on the Southerly margin of State Highway 12 also known as Hydes Ferry Pike, said iron being approxiamately 475 feet East of the centerline intersection of said Highway 12 and Jordonia Station Road and also South 85 degrees 11' 00" East 25.00 feet from the Northeast corner of Lot No. 7 of said Dr. J.H. Jordan Subdivision; thence along the Southerly right of way of State Highway 12 South 85 degrees 11' 00" East 91.00 feet to a point in the centerline of Eaton's Creek thence, leaving the Southerly right of way of Highway 12 and with the centerline of Eaton's Creek South 23 degrees 11' 00" East 263.10 feet to the point; thence continuing with the creek South 41 Degrees 20' 00" East 86.50 feet to a point; thence leaving Eaton's Creek and along the Westerly line of Lot No. 9 South 02 degrees 30' 00" West passing through an iron rod at the top of the bank at 45 feet in all 460.00 feet to an iron rod, the Southeast corner of the tract herein described; thence, leaving Lot No. 9 and along the line of the Hills of Calvary Corporation North 85 degrees 11' 00" West 450.20 feet to an iron rod; thence with the same North 02 degrees 30' 00" East 340.00 feet to an iron rod; thence, with same South 87 degree 30' 00" East 185.00 feet to an iron rod, thence , with same North 02 degrees 30' 00" East 405.00 feet to the point of beginning, containing 5.37 acres more or less, according to a survey by Boyd B. Gibbs, R.L.S. Mo. 1598 Cumberland Survey, 7710 Caney Ford Road, Fairview, TN 37062, dated January 29, 1991.

Commonly known as 4411 Ashland City Highway, formerly known as 4411 Hydes Ferry Pike.

Being the same property conveyed to Kossie Gardner, Jr. n/k/a Carthagelius Gardner by Deed from Eleanor Gardner, dated 07/15/1994, recorded 07/19/1994, in Book 9410, page 386, said Register's Office.