This Instrument Prepared By:
WILLIAM E. PORTER, ESQ.
213 Third Avenue, North
Nashville, Tennessee 37209
(615) 250-8100

Davidson County DEEDQC
Recvd: 05/18/04 10:45 2pgs
Fees:12.00 Taxes:0.00
20040518-0057968

New Owner:	Send Tax Bills To:	Map/Parcel:
Andrew Gardner, Jr.	Same	Map 81-6
2300 Buchanan Street		Par. 457
Nashville, TN 37208		

QUITCLAIM DEED

I, **ANDREW GARDNER, JR., Individually and as the EXECUTOR FOR THE ESTATE OF ANDREW GARDNER, SR., DECEASED** (hereinafter referred to as "Grantor") pursuant to Seventh Circuit Docket #02P-1677 does hereby transfer and convey, unto **DORIS GARDNER AND ANDREW GARDNER, JR.,** as joints tenants with right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Eighth, formerly the Thirteenth, Civil District of Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 6, 7, and 8 on the Plan of the Subdivision of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Nashville, and more particularly described in a survey by John M. Sullivan, dated August 28, 1952, same being described as Tract "A". Said parts of Lots Nos. 6,7 and 8 front together 150.42 feet on the northerly side of Buchanan Street, said Lot runs back 157 1/2 feet, more or less, on the westerly line to an alley; thence in an easterly direction 48.33 feet to a point; thence south 3 degrees 30 minutes west 50 feet to a point; thence south 87 degrees, 46 minutes east 102.2 feet to a point; thence in a southerly direction 100 feet to the intersection of Buchanan Street and Twenty-Third Avenue North.

Being the same property conveyed to Andrew Gardner by deed from George Claniksa and wife Mary Ellen Clanikas (½ interest) and Eva R. Garfinkle (widow) (½ interest) as of record in Book 5329, page 873, Register's Office for Davidson County, Tennessee. Andrew Gardner, Sr., died August 14, 2002 and his Will administered under Docket #02P-1677 in the Probate Court for Davidson County, Tennessee. Andrew Gardner, Jr., executes this deed as personal representative of the estate of Andrew Gardner, Sr.

This is property known as 2300 Buchanan Street, Nashville, Tennessee.

ANDREW GARDNER, JR.
Executor of The Estate of
Andrew Gardner, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

ANDREW GARDNER, JR.

Sworn to and subscribed before me this 17th day of May, 2004.

NOTARY PUBLIC

My commission expires: 5-29-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public of said County and State, **ANDREW GARDNER, JR.**, the within named bargainor, 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 therein contained.

Witness my hand, at office, this 17th day of May, 2004.

NOTARY PUBLIC

My commission expires: 5-29-2005

NOTE: This deed was prepared upon information provided by the parties and no independent examination of public records has been conducted by the preparing attorney.