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
20040518-0057969

New Owner:	Send Tax Bills To:	Map/Parcel:
Andrew Gardner, Jr. 2300 Buchanan Street Nashville, TN 37208	Same	Map 81-17 Par. 165

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, while Andrew Gardner, Jr., previously owned a fifty percent (50%) interest in said property as tenant in common, the purpose of this deed is to create a joint tenancy with right of survivorship for the entire parcel, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 193 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said county.

Said Lot No. 193 fronts 50 feet on the westerly side of 9th Avenue, North, formerly Buena Vista Pike, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andrew Gardner, Sr., and Andrew Gardner, Jr., by deed from Alfonzo R. Todd, a single person, as of record in Book 7749, page 33, 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 1613 9th Avenue North, 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.