Davidson County DEEDQC
Recvd: 05/18/04 10:46 2pgs
Fees:12.00 Taxes:0.00
20040518-0057971

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

New Owner:	Send Tax Bills To:	Map/Parcel:
Andrew Gardner, Jr. 2300 Buchanan Street Nashville, TN 37208	Same	Map 81-7 Par. 285

QUITCLAIM DEED

FOR AND IN CONSIDERATION of one Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **DORIS C. GARDNER,** by these presents do hereby deed and convey unto **DORIS C. GARDNER AND ANDREW GARDNER, JR.** as joint tenants with right of survivorship, their successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 and the easterly 19 feet of Lot No. 45 on the Map of Menees' Subdivision of Lot No. of Lot No. 8 of the Thomas Woodard Property, as of record in book 161, page 44, Register's Office for said County.

Said Lot No. 46 and the easterly part of Lot No. 45 front together 63 feet on the southerly side of North Clay Street and run back with the westerly margin of an alley 150 feet to an alley in the rear and show 59.3 feet on said rear alley.

Being the same property conveyed to Andrew Gardner and wife Doris C. Gardner by deed from L. B. Palmer, Sr., and wife, Margaret Helen Palmer as of record in Book 4473, page 314, Register's Office for Davidson County, Tennessee and being the same property vested solely in Doris C. Gardner by virtue of the death of Andrew Gardner on August 14, 2002.

This is property known as 1407 Clay Street, Nashville, Tennessee.

Doris C. Gardner
DORIS C. GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Doris C. Gardner
DORIS C. GARDNER

Sworn to and subscribed before me this 18th day of May, 2004.

Myrtle A. Thomas
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, **DORIS C. GARDNER**, the within named bargainor, 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 therein contained.

Witness my hand, at office, this 18th 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.