Davidson County DEEDQC
Recvd: 03/22/05 16:18 4 pgs
Fees:22.00 Taxes:0.00
20050322-0031392

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238
Doc. 2519799.3 03/07/05

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Marilyn A. Gardner 1100 Old Hickory Blvd. Nashville, Tennessee 37027	Same	Map: 159 Parcel: 119

WHEREAS, CARL P. GARDNER died testate on April 28, 2004, leaving a Last Will and Testament dated September 28, 1989, which has been probated and is properly recorded in Instrument No. 5633-1514871, Probate Court Clerk's Office for Davidson County, Tennessee: and

WHEREAS, the Will appoints Marilyn A. Gardner as Executor, and she is the duly qualified and acting Executor of the Estate; and

WHEREAS, the Will of the said Carl P. Gardner directs that a portion of his residuary estate be allocated to the Family Share and distributed to the Trustee of the Family Trust and that the remaining portion of the residuary estate be allocated to the Marital Share and distributed to his spouse, Marilyn A. Gardner; and

WHEREAS, the Will vests the power and responsibility in the Executor for allocating the assets of the decedent's residuary estate between the said Family Share and the said Marital Share; and

WHEREAS, the Executor has determined that pursuant to the powers vested in the Executor, all of the said real property should be allocated to the Marital Share and distributed to his surviving spouse, Marilyn A. Gardner.

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, MARILYN A. GARDNER by these presents does hereby quitclaim and convey all of her right, title and interest as Executor of the Estate of Carl P. Gardner in and to that certain real property located in Davidson County, Tennessee, all as more particularly described on Exhibit A hereto, to MARILYN A. GARDNER, individually, her heirs and assigns.

The description on Exhibit A hereof is the same as that contained in the prior deed.

This is improved property known as 1100 Old Hickory Boulevard, Brentwood, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 15 day of March, 2005.

Marilyn A. Gardner

MARILYN A. GARDNER, Executor of
The Estate of Carl P. Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Marilyn A. 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 15th day of March, 2005.

Rugenia Hines

Notary Public

My Commission Expires:
11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY
COMM. EXPIRES NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Marilyn A. Gardner

Subscribed and sworn to before me
this 15th day of March, 2005.

Notary Public

My Commission Expires:

11-24-2007

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON, COUNTY
COMM. EXPIRES NOV. 24, 2007

EXHIBIT A

A tract of land in the 11th Civil District of said County and State, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at an iron pin at the southwest corner of the Hougland property; thence with Hougland's west line northwardly 660 feet; thence westwardly 300 feet; thence southwardly 660 feet to the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 300 feet to the point of beginning.

Being the same property conveyed to Marilyn A. Gardner, Executor of the Estate of Carl P. Gardner, by quitclaim deed of record at Instrument No. 20050322 : 00 31391, Register's Office for Davidson County, Tennessee.