Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20050331-0035144

This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Sandra S. Gardner	Same	Tract 1: Map 159, Parcel 196
P.O. Box 2009		Tract 2: Map 159, Parcel 197
Brentwood, TN 37027		Tract 3: Map 159, Parcel 196
		Tract 4: Map 159, Parcel 199
		Tract 5: Map 159, Parcel 222

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARL A. GARDNER AND WIFE, SANDRA S. GARDNER

do herewith transfer, quitclaim and convey unto

SANDRA S. GARDNER, A MARRIED PERSON

the GRANTEE herein, her heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, as follows:

TRACT 1

Land within the 16th, formerly 7th Civil District of Davidson County, Tennessee.

Beginning at the extreme easterly point of the property conveyed by Howard Gardner and wife, Alleen Phelps Gardner, to Carl A. Gardner and wife, Sandra S. Gardner, by Warranty Deed of record in Book 4983, page 118, Register's Office for Davidson County, Tennessee, and known as Tract No. 3; thence leaving said point of beginning, north 5 16', 493.94 feet to a point; thence south 87 51' east, 500 feet to a point; thence south 5 16' east, 480 feet to a point; thence north 89 26' west, 498.39 feet to the point of beginning and containing 5.543 acres, more or less.

Being the same property conveyed to Carl A. Gardner and wife, Sandra S. Gardner, by Deed from Howard Gardner and wife, Alleen Phelps Gardner, of record in Book 4983, page 120, Register's Office for Davidson County, Tennessee.

TRACT 2

Land within the 16th, formerly 7th Civil District of Davidson County, Tennessee.

Beginning at a point on the easterly line of a certain parcel of land conveyed by Howard Gardner and wife Alleen Phelps Gardner to Carl A. Gardner and wife, Sandra S. Gardner by Warranty Deed of record in Book 4983, page 118, Register's Office for Davidson County, Tennessee, and known as Tract No. 3, said point being north 3 30' west, 437.76 feet from the northerly right-of-way of Old Hickory Boulevard as measured along the east line of Tract No. 3, said point on Old Hickory Boulevard, being 0.4 miles, more or less, east of Granny White Pike; then leaving the point of beginning and with the east line of Tract No. 3, north 26 00' west, 450.27 feet to a point; then north 62 42' east, 290.89 feet to a point being the southwest corner of a parcel of real estate known as Tract No. 1 and

conveyed to Carl A. Gardner and wife, Sandra S. Gardner, by Howard Gardner and wife, Alleen Phelps Gardner, by deed of record in Book 4983, page 120, Register's Office for Davidson County, Tennessee; thence with the south line of Tract No. 1, south 89 26' east, 498.39 feet to the southeast corner of said Tract No. 1; thence south 5 16' east, 233.85 feet to a point; thence south 84 19' west, 298.86 feet to a point; thence south 5 14' east, 239.60 feet to a point; thence south 84 00' west, 307.86 feet to the point of beginning and containing 6.228 acres, more or less.

Being the same property conveyed to Carl A. Gardner and Carl P. Gardner as Joint Tenants with Right of Survivorship, by deed from Howard Gardner and wife, Alleen Phelps Gardner, of record in Book 5014, page 797, Register's Office for Davidson County, Tennessee.

TRACT 3

Land in the 16th, formerly 7th Civil District of Davidson County, Tennessee.

Beginning at a point on the northerly right-of-way of Old Hickory Boulevard, said point being 0.4 miles, more or less, east of Granny White Pike; thence leaving said point of beginning and right-of-way north 3 30' west, 431.00 feet to a point; thence north 26 00' west, 489.20 feet to a point; thence north 62 42' east, 360.00 feet to a point; thence south 5 16' east 53.94 feet; thence south 62 42' west, 290.89 feet to a point; thence south 26 00' east, 450.27 feet to the southwest corner of said Tract No. 2; thence south 3 30' east, 437.76 feet to the northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way south 82 51' west, 50.10 feet to the point of beginning and containing 1.411 acres, more or less.

Being the same property conveyed to Carl A. Gardner and wife, Sandra S. Gardner by deed from Howard Gardner and wife, Alleen Phelps Gardner, of record in Book 4983, page 118, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 5513, page 481, said Register's Office.

TRACT 4

Land lying in the 16th Civil District of Davidson County, Tennessee, beginning at a point, lying in the westerly line of a certain parcel of land conveyed by Howard Gardner and wife, Alleen Phelps Gardner to Carl A. Gardner and wife, Sandra S. Gardner, by warranty deed of record in book 4983, page 120, Register's Office for Davidson County, Tennessee known as Tract No. 1 and the northerly line of a certain parcel of land conveyed by Howard Gardner and wife, Alleen Phelps Gardner to Carl A. Gardner and wife, Sandra S. Gardner, by warranty deed of record in Book 4983, page 118, said Register's Office known as Tract No. 3, said point being the southeast corner of Tract No. 4 with said tracts being shown on a survey prepared by McConnell Engineering Company; thence with the northerly line of Tract No. 3, south 62 42' west a distance of 180.00 feet to a point; thence north 1 59' 51" west a distance of 526.20 feet to a point; thence south 87 51' east a distance of 138.00 feet to a point in the northwest corner of said Tract No. 1; thence with the westerly line of Tract No. 1, south 5 16' east a distance of 440.00 feet to the point of beginning and containing 1.67 acres more or less.

Being the same property conveyed to Carl A. Gardner and wife, Sandra S. Gardner, by deed from Howard Gardner and wife, Alleen Phelps Gardner, of record in Book 5284, page 230, Register's Office for Davidson County, Tennessee.

TRACT 5

Land in the 16th, formerly 7th, Civil District of Davidson County, Tennessee.

Beginning at the extreme northwesterly point of the property conveyed by Howard Gardner and wife, Alleen Phelps Gardner, to Carl A. Gardner and wife, Sandra S. Gardner, by deed of record in Book 4983, page 118; thence north 62 42' east 51.12 feet

to the point of beginning; thence north 62 42' east 128.88 feet to a point in the line of property conveyed to Carl A. Gardner and wife, Sandra S. Gardner by Installment Deed of record in Book 5284, page 230, Register's Office for Davidson County, Tennessee; thence with said line north 1 59' 51" west 505.44 feet to an iron pin; thence north 59 44' west 87.25 feet to an iron pin; thence north 51 41' west 156.80 feet to an iron pin; thence north 46 40' west 174.42 feet to a point; thence south 15 17' 35" east 853.47 feet to the point of beginning and containing 2.96 acres, more or less, according to a survey by Joe C. McConnell dated September 27, 1974.

Being the same property conveyed to Carl A. Gardner by Quitclaim Deed from Alleen Phelps Gardner and husband, Howard Gardner, of record in Book 6281, page 529, Register's Office for Davidson County, Tennessee.

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

WITNESS my hand this 14th day of Oct., 2004.

Carl A Gardner
CARL A. GARDNER

Sandra S. Gardner
SANDRA S. GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, CARL A. GARDNER and SANDRA S. GARDNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand at office in Nashville, Tennessee, this 14th day of October, 2004.

NOTARY PUBLIC AT LARGE

Karen W. Vaughan
NOTARY PUBLIC

My commission expires 8-20-06.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $0.00.

Carl A Gardner

SWORN to and subscribed before me this 14th day of October, 2004.

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Karen W. Vaughan
NOTARY PUBLIC

My commission expires 8-20-06.