Davidson County DEEDQC
Recvd: 08/16/05 10:15 3 pgs
Fees:17.00 Taxes:0.00
20050816-0096825

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238
Doc. 2593255 08/04/05

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	Current Addressee	Map: 160 Parcel: 102

WHEREAS, Carl P. Gardner owned a one-fifth (1/5) undivided interest in certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto; and

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.

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 8th day of August, 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 8th day of August, 2005.

Karen H. Vaughan
Notary Public

My Commission Expires:
8/20/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Marilyn A. Gardner
Marilyn A. Gardner

Subscribed and sworn to before me
this 8th day of August, 2005.

Karen H. Vaughan
Notary Public

My Commission Expires:
8/20/06

EXHIBIT A

A tract of land in the 2nd Councilmanic District Metropolitan Nashville – Davidson County, Tennessee. Being shown as Parcel 102 on Tax Map 160 and being more particularly described as follows:

Beginning at a P.K. nail set on the northerly right-of-way line of Old Hickory Boulevard (as widened) at a corner of AAMP, LLC Property as evidenced in Deed Book 8250, page 785, Register's Office for Davidson County, Tennessee (formerly Herbert A. Summar property); thence,

1) With the northerly right-of-way line of Old Hickory Boulevard (as widened) N 83° 20' 10" E 108.47' to a P.K. nail set; thence

2) With a curve to the left (radius 40.00') northeasterly a distance of 48.64' to an existing P.K. nail on the westerly right-of-way line of Franklin Pike U.S. 31 and having a chord bearing and distance of N 48° 30' 09" E 45.696'; thence,

3) With an off set in right-of-way for signal poles N 79° 54' 57" W 4.82' to a P.K. nail set; thence,

4) N 9° 53' 53" E 5.00' to a P.K. nail set; thence,

5) S 79° 54' 57" E 5.00' to an existing P.K. nail; thence,

6) With the westerly right-of-way line of Franklin Pike (as widened) N 9° 53' 53" E 26.24' to an existing iron pin at the beginning of a curve; thence,

7) Continuing with said right-of-way with a curve to the right (radius 1472.68') northeasterly a distance of 150.04' to an iron pin set at off set in right-of-way and having a chord bearing and distance of N 13° 07' 06" E 149.976'; thence,

8) N 75° 17' 01" W, passing an existing iron pin at a corner of AAMP, LLC property of record in Deed Book 10412, page 15, Register's Office for Davidson County, Tennessee, at 15.00', a total of 55.62' to an iron pin set; thence,

9) With the common line of herein described property and AAMP, LLC property N 75° 47' 32" W 22.00' to an iron pin set; thence,

10) Continuing with the common line of AAMP, LLC with a curve to the right (radius 797.02') southwesterly a distance of 263.00' to the point of beginning and having a chord bearing and distance S 23° 59' 04" W 261.806' and containing 21,146 Sq. Ft. or 0.485 acres.

Carl P. Gardner acquired a one-fifth (1/5) undivided interest in said property by quitclaim deed of record at Instrument No. 200006220062005, Register's Office for Davidson County, Tennessee.