PICK-UP

This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney,
Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 03/06/07 14:52 2 pgs
Fees:12.00 Taxes:0.00
20070306-0027809

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

Mercedita D. Gardner
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of March, 2007.

Joanne Racquel Peebles
NOTARY PUBLIC
My Commission Expires: 10-17-09

JOANNE RACQUEL PEEBLES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TN

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Phillip Ray Gardner 1028 Tonyawood Drive Old Hickory, Tennessee 37138	Wells Fargo Home Mortgage One Home Campus MAC-X-2502-011 Des Moines, Iowa 50328-0001	63-16B-154 4D 92935

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, **Mercedita Gardner,** by these presents do hereby quitclaim and convey unto **Philip Ray Gardner,** to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot Number 236, on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405 and as amended in Book 6900, Page 550-552, corrected in Book 7462, Page 445, corrected in Book 7462, Page 445, surveyor's certificate of correction in Book 8110, Page 401 and as amended in Book 8181, page

112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Ray Gardner by deed from James Douglas Sanderson, Michael Wayne Sanders and Gerald Dewitt Sanders, as heirs and devisees of the Estate of Annette J. Dansby, deceased, as of record in Instrument number 20010702-0070043, Register's Office for Davidson County, Tennessee.

Mercedita Gardner makes this conveyance solely for purposes of conveying her marital interest, if any, in the property to Phillip Ray Gardner.

THIS is improved property known as 1028 Tonyawood Drive, Old Hickory, Davidson County, Tennessee.

WITNESS my hand this 2nd day of March, 2007

Mercedita Gardner
MERCEDITA GARDNER

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERCEDITA GARDNER, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 2nd day of March, 2007.

Yvonne Racquel Peebles
NOTARY PUBLIC

My Commission Expires 6-17-2010

YVONNE RACQUEL PEEBLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN