THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

Name and Address New Owner:
Phyllis Gardner
1427 Huffine Street
Nashville, TN 37216

Send Tax Bills to:
Regions Mortgage
2050 Parkway Office
Circle
Birmingham, AL 35244

Tax ID Numbers:
07211000100

BILL GARRETT, Davidson County
Trans:T20090085249 DEEDQC
Recvd: 12/18/09 10:01 2 pgs
Fees:12.00 Taxes:0.00
20091218-0115208

QUITCLAIM DEED

For and in Consideration of TEN AND NO/100-----DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, and for the purpose of creating a fee simple estate, **I, TONY GARDNER,** by these presents do hereby quitclaim and convey to **PHYLLIS GARDNER,** her successors and assigns, all my right, title and interest in and to the following described tract of land:

See attached Exhibit "A" for legal description of said property.

SAID property is conveyed subject to such limitations and/or, encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of December, 2009.

Tony Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tony Gardner**, the bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 11th day of December, 2009.

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:
3/20/2010

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Affiant

Sworn to and subscribed and sworn to before me,
this the 11th day of December, 2009.

Notary Public
My commission expires:
3/20/10

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 18 on an unrecorded Map of the Young Heirs Subdivision, being a subdivision of Lots 25 to 29, both inclusive, of the Keller Subdivision of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl, Surveyor, dated August 23, 1968, as follows:

BEGINNING at a point in the westerly margin of Huffine Street, running north and south and being the common corner of Lots 18 and 19; thence southerly along the westerly margin of said Street, 83.3 feet to a concrete monument at the beginning of a curve; thence around said curve having a radius of 20 feet, a distance of 27.9 feet to a concrete monument in the north margin of Huffine Street, running east and west; thence westwardly along the margin of said Street, 163.5 feet to the common corner of Lots Nos. 17 and 18; thence northerly with the line between Lots Nos. 17 and 18, 94.05 feet to the common corner of Lots Nos. 18 and 19; thence eastwardly with the line between said lots 192.9 feet to the point of beginning.

Being the same property conveyed to Phyllis Gardner and Tony Gardner, wife and husband, by Warranty Deed from Walter Pope which deed was recorded December 19, 2008 as Instrument No. 20081219-0121501 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1427 HUFFINE STREET, NASHVILLE, TN 37216