THIS INSTRUMENT WAS PREPARED BY
James L. Fuqua, Jr., Atty., 105 Hazel Path Mansion, Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
This transaction is exempt from the recording tax pursuant to TCA 67-4-409(a)(3)(A) as a transaction between spouses regarding a tenancy-by-the-entireties. No oath of value required in any transaction that is exempt from tax due to TCA 67-4-409(a)(5).

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2010.

Commission Expires 11-4-2013

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
Phillip Ray Gardner Mary Antonette Gardner 1028 Tonyawood Drive Old Hickory, TN 37138	Wells Fargo Home Mtg 1 Home Campus MACX2502-011 Des Moines, IA 50328	MAP: 63.16 Group B PARCEL: 154

QUITCLAIM DEED

BE IT REMEMBERED that for and in consideration of the sum of ten dollars ($10.00) paid in cash and other good and valuable consideration, the receipt of which I hereby acknowledge, I, Phillip Ray Gardner, by this deed do hereby transfer and convey unto Phillip Ray Gardner and wife Mary Antonette Gardner, their heirs and assigns, as tenants-by-the-entireties all my interest in certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 236, on the Plan of Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405 and Amended in Book 6900, Page 550-552, corrected in Book 7462, Page 445, corrected in Book 7462, Page 445, survey's certificate of correction in Book 8110, Page 401 & 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, unmarried by deed from James Douglas Sanders, Michael Wayne Sanders and Gerald Dewitt Sanders, as heirs and devisees of the Estate of Annette J. Dansby, deceased, dated June 27, 2001, of record in Instrument No. 20010702-0070043, Register's Office for Davidson County, Tennessee. Property then conveyed to Phillip Ray Gardner and wife, Mercedita Gardner by Quitclaim Deed from Phillip Ray Gardner dated March 24, 2003, of record in Instrument No. 20030403-0043937, said Register's Office. Property now vests in Phillip Ray Gardner, by Quitclaim Deed from Mercedita Gardner, dated March 2, 2007, of record in Instrument No. 20070306-0027809, said Register's Office.

This instrument was prepared by information furnished by the parties. No warranty of title is either expressed or implied.

This property is improved property known as **1028 Tonyawood Drive, Old Hickory, TN 37138.**

I Phillip Ray Gardner hereby acknowledge that I am married to Mary Antonette Gardner and that the purpose of this deed is to create a tenancy-by-the-entireties in land that I purchased prior to our marriage.

WITNESS my hand, this the 4th day of February, 2010.

Phillip Ray Gardner

BILL GARRETT, Davidson County
Trans:T20100008060 DEEDQC
Recvd: 02/09/10 11:53 2 pgs
Fees:12.00 Taxes:0.00
20100209-0010205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this the 24th day of February, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires:

