THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20100075499 DEEDQC
Recvd: 12/01/10 09:06 2 pgs
Fees:12.00 Taxes:0.00
20101201-0095298

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY

Address New Owner:	Send Tax Bills To:	Map and Parcel:
DAVID A GARDNER	FRANKLIN AMERICAN MORTGAGE COMPANY	033050A00400CO
1293 CAMPBELL ROAD	500 CORPORATE CENTRE DRIVE, SUITE 400	
GOODLETTSVILLE, TN 37072	FRANKLIN, TN 37067	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Kay F Earl**, hereinafter referred to as the "GRANTOR" and **David A Gardner and wife, Earnestine Gardner, as tenants by the entirety**; hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Twelve and No/100 ($12.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTOR has this day quitclaimed unto GRANTEES, their heirs and assigns, all her right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUTATED IN DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 4 ON THE REVISED PRELIMINARY AND FINAL PLAT FOR SECTION 1, DAWN BROOKE SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 200510050119998, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID A GARDNER AND WIFE, EARNESTINE EARL GARDNER AND KAY F EARL FROM TROY H PHELAN, A MARRIED MAN AND STEPHEN M PEARSON, AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED DATED 4/9/2010, AND RECORDED 4/14/2010 IN INSTRUMENT #20100414-0028157, SAID REGISTER'S OFFICE.

This is improved property known as: 1293 Campbell Road, Goodlettsville, Tennessee 37072

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

In Witness Whereof, the undersigned has hereunto set their hands on this the 29th day of NOVEMBER, 2010.

Kay F Earl

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay F Earl, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of NOVEMBER, 2010.

NOTARY PUBLIC

My commission expires: 02/24/14

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me this 29th day of NOVEMBER, 2010.

NOTARY PUBLIC

My commission expires: 02/24/14

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY