**Prepared by:**
**Tommy C. Estes, Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**One Nashville Place, Suite 2200**
**150 Fourth Avenue North**
**Nashville, Tennessee 37219**
**(615) 742-9315**

**134 Ray "A" Avenue**

BILL GARRETT, Davidson County
Trans:T20130038990 DEEDQC
Recvd: 05/09/13 13:53 5 pgs
Fees:28.00 Taxes:462.50
20130509-0047136

# QUITCLAIM DEED

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **PARCEL ID:** |
|---|---|---|
| Albert Gardner Family Trust,<br>c/o Glenda Gardner and<br>Jimmy Young, Co-Trustees<br>236 Foxboro Drive<br>Madison, TN 37115 | (SAME) | 05316002500 |

WHEREAS, Albert Gardner (hereinafter referred to as the "Decedent") died on March 22, 2013, leaving a Last Will and Testament dated January 23, 2013. The Last Will and Testament was admitted to probate on April 18, 2013, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 13P-683.

WHEREAS, Article FIFTH of the Decedent's Last Will and Testament established the Albert Gardner Family Trust and appointed Glenda Gardner and Jimmy Young as Co-Trustees of said Trust.

WHEREAS, James E. Crump, III and the Decedent were Members of the Grissom Group, LLC, a Tennessee limited liability company (the "Company"), each member owning a fifty percent (50%) undivided interest in the Company.

WHEREAS, the Company is currently the owner of the following property being conveyed and the taxable value of this property is One Hundred Twenty-Five Thousand Dollars ($125,000).

FOR AND IN CONSIDERATION of One Hundred Twenty-Five Thousand Dollars ($125,000), the receipt of which is hereby acknowledged, the Company (by and through JAMES E. CRUMP, III, the remaining member of the Company, with said Company hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto GLENDA GARDNER and JIMMY YOUNG, CO-TRUSTEES of the ALBERT GARDNER FAMILY TRUST (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being a tract of land in the central portion of Davidson County, Tennessee lying in the 11th Council District of Metropolitan Nashville and Davidson County. Said lying within the City limits Lakewood, Tennessee. Bounded on north by Right-of-Way of (R/W) of Ray Avenue (50' Public R/W) on the east by Helen Belsky as recorded in Instrument #200702280024746 Registers Office Davidson County (RODC), on the south by Charlene Kelly Capley Morgan as recorded in Instrument 20030820-0120591 RODC and on the west by Homer C. Flat, Sr. etux as recorded Book 2808, Page 171 RODC. Said tract being described as follows:

POINT OF BEGINNING being a found concrete monument on the south R/W margin of Ray Avenue being the northeast corner of Lot #7 of the Final Plat of Green heights as previously mentioned, and the northwest corner of the tract being described; thence with said southerly R/W margin North 80 degrees 48' 00" East 130.00 feet to a found iron rod; thence leaving said R/W margin South 80 degrees 42' 11" West 70.00 feet to a found iron rod at the southeast corner of the subject tract; thence South 80 degrees 48' 35" West 129.55 feet to a found 1.5" iron pipe; thence North 9 degrees 03' 15" West 69.97 feet to the point of beginning. Containing 9,082 square feet or 0.21 acres.

Being the same property conveyed to the Grissom Company LLC, a Tennessee limited liability company, by a deed dated February 17, 2009, from the Federal National Mortgage Association, aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States, filed of record on February 23, 2009, in Instrument No: 20090223-0015558, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 134 Ray #A Avenue, in Davidson County, Old Hickory, Tennessee 37128.

The legal description stated above has been taken from the prior Special Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 2nd day of May, 2013.

**Grissom Group, LLC, a Tennessee limited liability company, Grantor**

By: _____
James E. Crump, III, Member

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, Ann M. Boyd, a Notary Public of this County, JAMES E. CRUMP, III, the within named bargainor, with whom I am personally acquainted (or 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, at office, this 2nd day of May, 2013.

ANN M. BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public
My Commission Expires: 09/23/2014

**Statement of the Personal Representative**

I, Glenda Gardner, Personal Representative of the Estate of Albert Gardner, do hereby state and acknowledge that I would like the transfer of interest in 134 Ray #A, Old Hickory, Tennessee to be directly into the Albert Gardner Family Trust and not into the Estate of Albert Gardner. Said transfer by quitclaim deed and promissory note shall be payable to the Albert Gardner Family Trust.

Date: 5-2-13

Glenda Gardner

Glenda Gardner, Personal Representative

733157.1

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**THE ACTUAL CONSIDERATION OR TRUE VALUE FOR THIS TRANSFER IS $125,000.**

Tommy C. Estes

**Tommy C. Estes, Esq.**
**Attorney for the Estate**

**Sworn and subscribed to before me this** 8th **day of** May, **2013.**

**My Commission Expires:** 11-5-2014

Laurie Matthews

**Notary Public**

