This instrument prepared by:
William E. Martin
HARWELL BARR MARTIN & SLOAN
Home Federal Building
Nashville, TN 37219

Send Tax Bills To:
Eva A. Bernard and Bernetta Bernard
Route #1, Bernard Road
Joelton, TN 37080

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QUITCLAIM DEED

For One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby quitclaim, transfer and convey to Eva A. Bernard and W. Bernetta Bernard, as joint tenants with right of survivorship, all of their right, title and interest in and to the tract of land, lying in the Fourteenth Civil District of Davidson County, Tennessee, more particularly described in Exhibit A hereto.

This conveyance is made to the grantees to establish a joint tenancy with right of survivorship, notwithstanding the provisions of Tennessee Code Section 64-107 to the contrary, so that upon the death of either grantee, her interest as joint tenant shall not pass to her heirs and devisees but shall vest indefeasibly in the surviving joint tenant.

TO HAVE AND TO HOLD said property, with the improvements thereon and appurtenances thereto, in fee simple absolute.

WITNESS our hands, this 11th day of October, 1978.

Susie Bernard Werrbach
SUSIE BERNARD WERRBACH

Eva A. Bernard
EVA A. BERNARD

W. Bernetta Bernard
W. BERNETTA BERNARD

Charles F. Bernard
CHARLES FRED BERNARD

William Bernard Sr
WILLIAM BERNARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Evangeline Bandy a notary public in and for said County and State, the within named SUSIE B. WERRBACH, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White Oak Davidson County, Tennessee, this 19 day of October, 1978.

Evangeline Bandy
Notary Public

My commission expires: 2-27-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie L Williams a notary public in and for said County and State, the within named EVA A. BERNARD, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White Creek Davidson County, Tennessee, this 16th day of October, 1978.

Bonnie L Williams
Notary Public

My commission expires: 5-2-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie L Williams a notary public in and for said County and State, the within named W. BERNETTA BERNARD, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White Creek, Davidson County, Tennessee, this 16th day of October, 1978.

Bonnie L Williams
Notary Public

My commission expires: 5-2-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie S. Williams a notary public in and for said County and State, the within named CHARLES FRED BERNARD, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White Creek, Davidson County, Tennessee, this 11th day of October, 1978.

Bonnie S. Williams
Notary Public

My commission expires: 5-2-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bonnie S. Williams a notary public in and for said County and State, the within named WILLIAM BERNARD, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at White Creek, Davidson County, Tennessee, this 11th day of October, 1978.

Bonnie S. Williams
Notary Public

My commission expires: 5-2-81

Exhibit A
Legal Description

BEGINNING at an iron pin ("I.P.") on the southern margin of Bernard Road, severing the original tract of Benjamin Bernard, said beginning point being 1,037.32 feet from the northwest corner of said Benjamin Bernard tract; thence south 07° 26' 17" east 472.72 feet to an I.P.; thence north 77° 23' 56" east 148.48 feet to an I.P.; thence south 22° 23' 21" east 138.23 feet to an I.P.; thence north 71° 24' 16" east 317.82 feet to an I.P.; thence north 13° 24' 00" west 434.29 feet to an I.P.; thence north 77° 29' 00" east 181.30 feet to an I.P. in the southern margin of Bernard Road; thence north 89° 54' 23" west along the southern margin of Bernard Road 636.37 feet to the I. P. being the beginning point.

BEING 5.48 acres more or less. Being "Parcel B" as set forth on a survey as revised August 15, 1978 by G. Barry Greer, Tennessee registered land surveyor (#211).

51 03/20 16.22- CHECK

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned affirms that the only monetary consideration paid for the tranfer herein was the sum of $2,192.00, and that the balance of the value of the property conveyed ($8,768.00) was transferred by gift.

William Bernard
WILLIAM BERNARD

Sworn to and subscribed before me, a notary public in and for said County and State, on this 7th day of March, 1979.

Claudia J Ethridge
Notary Public

My commission expires: 8/2/81

IDENTIF. REFERENCE

MAR 20 3 32 PM '79

FELIX Z. ROLLOW II REGISTER
DAVIDSON COUNTY, TENN.

$1.95

5 5 6

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2192.00-	CAMT.
			5.72	CSTAX
			.50	PRFEE
			10.00	WDEED
				CHECK 16.22-
0051A03/20/79				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 9 5 5 6

IDENTIF. REFERENCE

MAR 20 3 32 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 671616