THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys at Law
177 East Main Street, Hendersonville, TN 37075

BOOK 7095 PAGE 676

Map 116-4
Par 121

QUITCLAIM DEED

FROM: JANE THORNTON WERT

TO: JAMES J. WERT

New Owner and
SEND TAX BILLS TO:
James J. Wert
710 Crescent Road
Nashville, TN

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, JANE THORNTON WERT, Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto JAMES J. WERT all her estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> CERTAIN real property located at 710 Crescent Road, Davidson County, Tennessee, being more particularly identified as part of Lot 20, Clearview Subdivision, to which plan reference is hereby made for a more accurate description.
>
> BEING the same property conveyed to James J. Wert and wife, Jane Thornton Wert, by deed of record in Book 4655, page 226, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of June, 1986.

Jane Thornton Wert
JANE THORNTON WERT

80008

TENTIE REFERENCE
JAN 5 2 12 PM '87

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JANE THORNTON WERT, 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 Hendersonville, Tennessee, this 2nd day of June, 1985.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jane T. Wert
AFFIANT

Sworn to and subscribed before me, this 2nd day of June, 1985.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89