mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

EXECUTRIX QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Patricia M. Tucker, et al 204 Wessington Place Hendersonville, TN 37075	Ben Bernard Estate % Helen L. Werrbach 1812 Licshey Ave. Nashville, TN 37207	Map 29-00 Parcel 29 Field Bk. 14D 02470 Map 21-00, Parcel 171 Field Bk. 14D 26470

Bessie M. Bernard a/k/a Bessie Marie Bernard died on February 18, 1992, at the age of 75 years, a citizen and resident of Sumner County, Tennessee, leaving a Will dated December 15, 1991. The Will was admitted to Probate on February 27, 1992, in the Chancery Court for Sumner County, Tennessee. The Will named Patricia M. Tucker as Executrix. The Executrix is duly qualified. All debts of the Decedent have been paid. The Tennessee Inheritance Tax clearance has been received, being receipt number NT41957, Account No. 92-02200, a copy of which is attached as EXHIBIT "A". The Executrix, by signing this Deed, releases any right the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Bessie Marie Bernard, Patricia M. Tucker, Executrix, quitclaims to Nestler William Bernard, Jr. and Patricia M. Tucker, as tenants-in-common, each owning a one-half (½) undivided interest, all right, title and interest of Bessie Marie Bernard and/or Nestler william Bernard Sr. in the following described real estate in Davidson County, Tennessee, to-wit:

TRACT 1: Beginning at an iron pin in the westerly margin of Eatons Creek Road, a corner to the property conveyed to Ernest A. Zimmerle of record in Book 2884, page 525, Register's Office for Davidson County, Tennessee; thence, continuing with said margin of said road South 2° 42' 22" West 742.47 feet to an iron pin; thence, on a curve having a delta angle of 89° 21' 54", a radius of 94.726 feet, a tangent of 93.682 feet and a length of 147.75 feet to an iron pin in the northerly margin of Eatons Creek Road; thence, with said margin of said road, North 87° 55' 44" West 550.12 feet to a railroad spike in a 24 inch maple tree; thence, leaving said road North 3° 45' 46" East 781.95 feet to an iron pin in the line of Zimmerle; thence, with the line of Zimmerle North 87° 07' 40" East 632.34 feet to the point of beginning and containing 11.773 acres, more or less.

TRACT 2: Beginning at an iron pin in the easterly margin of Clarksville Pike at its intersection with Eatons Creek Road; thence with the southerly margin of Eatons Creek Road South 87° 55' 44" East 918.0 feet to an iron pin in the line of the property conveyed to Lonnie Baxter by deed of record in Book 636, page 65, Register's Office for Davidson County, Tennessee; thence with the line of Baxter South 2° 18' 06" West 1,156.04 feet to an iron pin; thence, North 86° 45' 14" West 660.0 feet to an iron pin marking the northwest corner of the property conveyed to Charles F. Bernard by deed of record in Book 1166, page 355, Register's Office for Davidson County, Tennessee; thence, with the line of Bernard South 5° 03' 18" West 587.31 feet to an iron pin in the northerly margin of Bear Hollow Road; thence, with said margin of said road on a curve to the right having a delta angle of 55° 21' 28", a radius of 93.54 feet, a tangent of 49.07 feet and a length of 90.38 feet to an iron pin; thence, continuing with said margin of said road North 87° 40' 00" West 540.20 feet to an iron pin; thence on a curve to the right having a delta angle of 84° 00' 43", a radius of 25.00 feet, a tangent of 22.515 feet and a length of 36.66 feet to an iron pin in the easterly margin of Clarksville Pike; thence with said margin of said Clarksville Pike on a curve to the right having a delta angle of 24° 59' 07", a radius of 1,875.00 feet, a tangent of 415.43 feet and a length of 817.64 feet to an iron pin; thence, continuing with said margin of

said Pike North 21° 12' 00" East 993.14 feet to the point of beginning and containing 38.6758 acres, more or less.

BEING parts of the same properties conveyed to Ben Bernard by deeds of record in Book 519, page 549 and Book 387, page 218, Register's Office for Davidson County, Tennessee. The said Ben Bernard died approximately 40 years ago, survived by his wife, Louise Bernard and 6 children, being the only children born to or adopted by Ben Bernard and/or Louise Bernard, during their respective lifetimes, namely Susie Bernard Werrbach, Charles Frederick Bernard, Eva Augusta Bernard, Bernetta Bernard and Nestler William Bernard, Sr. Louise Bernard died approximately 13 years ago. Susie Bernard Werrbach is now deceased, survived by 4 children, Helen Werrbach, Sue Ann Peffen, Otto Werrbach and Bernard Werrbach. Charles Frederick Bernard is deceased, survived by a son, Edsel Bernard, who is also deceased. Edsel Bernard was survived by Jennifer Bernard and Beverly Bernard, the only children born to or adopted by Edsel Bernard during his lifetime. Eva Augusta Bernard died unmarried and without issue on September 9, 1990. Bernetta Bernard died unmarried and without issue. Nestler William Bernard, Sr. died testate on November 22, 1989, survived by his wife, Bessie Marie Bernard and by the terms of his Last Will and Testament, he gave, devised and bequeathed all of his property, real, personal or mixed, to his wife, Bessie Marie Bernard, said Will having been filed for probate on December 4, 1990, in the Chancery Court for Sumner County, Tennessee. Bessie Marie Bernard died testate on February 18, 1992, and by the terms of her Last Will and Testament dated December 15, 1991, and filed for probate on February 27, 1992, in the Chancery Court for Sumner County, Tennessee, she gave, devised and bequeath all of her estate, real, personal or mixed to her children, Patricia M. Tucker and Nestler William Bernard, Jr., being the only children born to or adopted by her during her lifetime. Therefore, ownership and title to the tracts of land hereinabove described are vested in the following named persons, as tenants in common, with the interests shown: Helen Werrbach, a one-twelfth (1/12) undivided interest, Sue Ann Peffen, a one-twelfth (1/12) undivided interest, Otto Werrbach, a one-twelfth (1/12) undivided interest, Bernard Werrbach, a one-twelfth (1/12) undivided interest, Jennifer Bernard, a two-twelfths (2/12) undivided interest, Beverly Bernard, a two-twelfths (2/12) undivided interest, Patricia M. Tucker, a two-twelfths (2/12) undivided interest, and Nestler William Bernard, Jr., a two-twelfths (2/12) undivided interest.

The above described tracts of land are unimproved and were described by a survey dated September 5, 1985, of the Bernard properties by Michael V. Holmes, Registered Land Surveyor, No. 213, under Job No. 85-132.

This transfer is by quitclaim and the undersigned makes no warranties about the title.

WITNESS my hand on this the 19th day of August, 1992.

ESTATE OF BESSIE M. BERNARD
A/K/A ~~BESSIE~~ MARIE BERNARD

BY: Patricia M. Tucker
PATRICIA M. TUCKER, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia M. Tucker, Executrix, 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 this the 19th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(D).

Patricia M. Jucker
AFFIANT

Sworn to and subscribed before me this the 19 day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE
CERTIFICATE

NT 41957

BOOK 8732 PAGE 560

PATRICIA M. TUCKER
ESTATE REPRESENTATIVE

ACCT. NO. 92-02200

To MR. HOMER R. AYERS
ATTORNEY AT LAW
112 LONG HOLLOW PIKE, STE. 201
GOODLETTSVILLE, TN 37072

Estate of:
BERNARD, BESSIE MARIE
SUMNER (83)
02/18/92

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 19th day of March, 19 92.

COMMISSIONER OF REVENUE

By _____
Director of Office Audit and Examination

RV-0194(REV. 9-91)

15-002-1900

IDENTIFICATION REFERENCE:
46722

SEP 18 8 43 AM '92
WM. C. WILSON-REGISTER
DAVIDSON COUNTY, TN

7735 09/18 1101 03CHECK 16.00