BOOK 9438 PAGE 176

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
CHARLES W. ZIMMERLE AND WIFE, LILLIAN J. ZIMMERLE	MAP 021-00-0, P/O PARCEL 171.00
1228 HABER DRIVE	
BRENTWOOD, TN 37027	
SEND TAX BILLS TO:	
SAME	

94 AUG 16 PM 1:05
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

81711

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,820.00, THIS 3 DAY OF AUGUST, 1994.

Anita D. Richards
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF August, 1994.

Denise C. Allis
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5-11-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, HELEN WERRBACH, SUE ANN PEFFEN, OTTO WERRBACH, BERNARD WERRBACH, TRUCILLA BERNARD, PATRICIAQ M. TUCKER AND NESTLER WILLIAM BERNARD, JR., HEIRS AND DEVISEES OF THE ESTATE OF BEN BERNARD, DECEASED, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto CHARLES W. ZIMMERLE AND WIFE, LILLIAN J. ZIMMERLE, their successors, heirs and assigns, all of OUR right, title and interest in and to certain real estate in DAVIDSON_ County, Tennessee, being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto.

This is unimproved property.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. WITNESS OUR hands this 25 day of July, 1994.

Helen Werrbach
HELEN WERRBACH

Sue Ann Peffen
SUE ANN PEFFEN

Otto Werrbach
OTTO WERRBACH

Bernard L Werrbach
BERNARD WERRBACH

Trucilla Bernard
TRUCILLA BERNARD

Patricia M. Tucker
PATRICIA M. TUCKER

Nestler William Bernard Jr.
NESTLER WILLIAM BERNARD, JR.

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of July, 1994.

Denise C. Gibbs
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE ANN PEFFEN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of July, 1994.

Denise C. Gibbs
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OTTO WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of July, 1994.

Denise C. Ellis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNARD WERRBACH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of July, 1994.

Denise C. Ellis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRUCILLA BERNARD, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of JULY, 1994.

Faith Philavanh
notary public

My commission expires: ~~JAN 25, 1997~~

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA TUCKER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22 day of July, 1994.

Denise C. Ellis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NESTLER WILLIAM BERNARD, JR., the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of July, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8475 08/16 0101 03CHECK 27.66

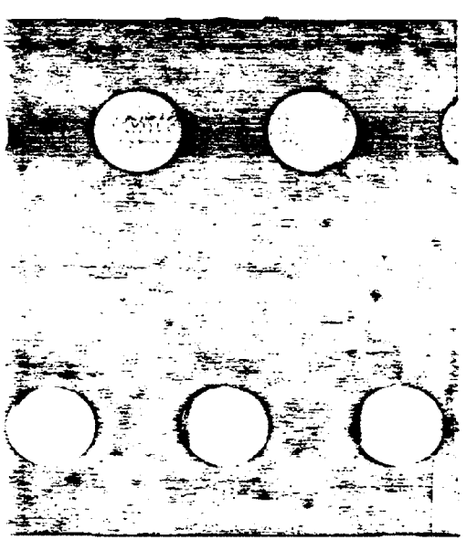
EXHIBIT 'A'

A tract of land located in the 14th Civil District of Davidson County, Tennessee, and being Tract #1 on a Survey Made by Michael V. Holmes & Associates, Inc., Registered Tennessee Surveyor No. 213, which survey is dated September 12, 1985, and updated on October 30, 1992 and June 22, 1994, and being further described as follows:

Beginning at the Northeast Intersection of Eatons Creek Road and Clarksville Pike, Thence with the East Right of Way of Clarksville Pike North 21 deg. 12' 00" East 829.75 feet to the Point of Beginning. Thence North 21 deg. 12' 00" East 55.00 feet to an iron pin in Clarksville Pike, Ernest Zimmerle's South Property line; thence with Zimmerle's South Property Line, South 88 deg. 09' 56" East 611.97 feet to an iron pin in the West Margin of Eatons Creek Road; Thence with Eatons Creek Road South 2 deg. 42' 22" West 445.94 feet to an iron pin (new); Thence North 90 deg. 00' 00" West 637.70 feet to an iron pin in East Property Line of Formosa Subdivision, Section 2, recorded in Book 5800, page 303, Register's Office for Davidson County, Tennessee; thence North 3 deg. 45' 46" East 414.65 feet to the Point of Beginning, containing 288,127 square feet or 6.6145 acres.

A portion being the same property already conveyed to Charles W. Zimmerle and wife, Lillian J. Zimmerle by Warranty Deed from the herein Grantors, of record in Book 8991, page 28, Register's Office for Davidson County, Tennessee.

And being parts of the same properties conveyed to Ben Bernard by Deed of record in Book 519, page 549, Register's Office for Davidson County, Tennessee. Also described as a portion of Tract No. 1 as said Tract is identified in the Deed to Nestler William Bernard, Jr., and Patricia M. Tucker, of record in Book 8732, page 557, 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 died testate, survived by his wife, Trucilla 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, Trucilla Bernard, said Will having been filed for probate on May 1982, in the Probate Court for Davidson County, Tennessee. 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, 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 bequeathed 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 tract of land hereinabove described (with the exception of the portion of said tract which has already been conveyed to the Grantee) is hereby vested in the following named persons: Helen Werrbach (1/12 undivided interest), Sue Ann Peffen (1/12 undivided interest), Bernard Werrbach (1/12 undivided interest), Otto Werrbach (1/12 undivided interest), Trucilla Bernard (4/12 undivided interest), Patricia M. Tucker (2/12 undivided interest) and Nestler William Bernard, Jr. (2/12 undivided interest), the Grantors herein.



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

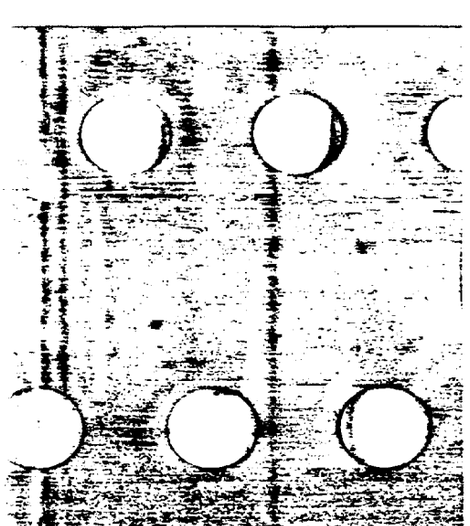
RECEIVED OF _____

FOR _____

BOOK 9438 PAGE 181

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	1820.00
CON TX	6.66
PRFEE	1.00
WDEED	20.00
TOTAL	27.66
CHECK	27.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/16/94 01 13:05 0001 8475

81711
IDENTIF. # REFERENCE

94 AUG 16 PM 1:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 824935