THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL
Sonja M. Bernhardt 905 Candlewick Court Madison, TN 37115	Same as New Owner	Map 042-07-0/A Parcel 074.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between ADRIAN W. BERNHARDT, hereinafter referred to as the "GRANTOR", and SONJA M. BERNHARDT, hereinafter referred to as the "GRANTEE":

Davidson County DEEDQC
Recvd: 10/18/01 08:35 3pgs
Fees:17.00 Taxes:0.00
20011018-0113373

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ADRIAN W. BERNHARDT and SONJA M. BERNHARDT, in full accordance with T.C.A. §64-1-110, and with the intention that the estate by the entireties in the property previously held by us as tenants by the entireties, be dissolved; the GRANTOR, ADRIAN W. BERNHARDT does hereby transfer, convey and quitclaim all of his right, title and interest in the property below described to SONJA M. BERNHARDT, with the full intent and purpose to vest the said SONJA M. BERNHARDT, with title thereto in fee simple, and by this conveyance the said SONJA M. BERNHARDT, her heirs and assigns, is hereby vested with title in fee simple to the said real estate in Davidson County, Tennessee, described as follows:

> BEING Lot No. 336, Heritage Square, Phase Three of record in Plat Book 5200, page 744, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Adrian W. Bernhardt, et ux, Sonja M. Bernhardt, by deed from Timothy R. Harvey et ux, Grace Z. Harvey, of record in Book 8654, Page 522, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 905 Candlewick Court, Madison, TN 37115.

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of record.

By her signature hereto, the GRANTEE, Sonja M. Bernhardt, agrees that she will assume the balance of the existing mortgage on the real property herein described, pay all payments due to be paid in a timely manner, and indemnify and hold harmless the GRANTOR, Adrian W. Bernhardt, his heirs or assigns, from any cost, expense or judgment relating to any claim, demand or suit concerning the said mortgage, including the GRANTOR's reasonable attorney's fees, court costs and other litigation expenses.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date last acknowledged below.

ADRIAN W. BERNHARDT

SONJA M. BERNHARDT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIAN W. BERNHARDT, 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 this the 14th day of September 2001.

NOTARY PUBLIC

My Commission Expires: 10/25/03

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONJA M. BERNHARDT, 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 5th day of Oct., 2001.

NOTARY PUBLIC

My Commission Expires: 7/23/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual transfer or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 14th day of September 2001.

NOTARY PUBLIC

My Commission Expires: Oct. 25, 2003