Davidson County DEEDQC
Recvd: 03/21/05 08:57 2 pgs
Fees:12.00 Taxes:0.00

20050321-0030236

THIS INSTRUMENT WAS PREPARED BY:

HALLMARK TITLE COMPANY
1000 NORTHCHASE DRIVE, SUITE 100
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES

MIGNON SMELSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN My Commission Exp Nov 22 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ~~GREATER~~, FOR THIS TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-22-08

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
James R. Bernstorf	New Owner	Map 172
(NAME)	(NAME)	
6025 Cloverland Drive		Part of Parcel 116.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES R. BERNSTORF AND WIFE, BRENDA O. BERNSTORF, a one-half undivided interest, and EILEEN E. BERNSTORF, TRUSTEE OF THE E. CRANSTON AND EILEEN E. BERNSTORF TRUST DATED DECEMBER 31, 1998, A Revocable Living Trust, a one-half undivided interest,** "GRANTOR", by these presents, do hereby quitclaim and convey unto **JAMES R. BERNSTORF AND WIFE, BRENDA O. BERNSTORF, a one-half undivided interest, and EILEEN E. BERNSTORF, a one-half undivided interest**, hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Beginning at the Northeasterly corner of Montessori Academy, Inc., Tax Map 172, Parcel 198, Deed Book 8015, page 317, Register's Office for Davidson County, Tennessee, said property being further described as being on the Southerly right-of-way of Cloverland Drive, thence along a line S7°30'00"W, a distance of 1416.94 ft. to a point being the Northeasterly corner of Tax Map 172, Parcel 116;
Thence N84°19'01"W, a distance of 294.09 ft. to a point;
Thence S7°30'00"W, a distance of 15.01 ft. to the Point of Beginning;
Thence S7°30'00"W, a distance of 208.71 ft. to a point;
Thence S82°30'00"E, a distance of 208.71 ft. to a point;
Thence N7°30'00"E, a distance of 208.71 ft. to a point;
Thence N82°30'00"W, a distance of 208.71 ft. to the Point of Beginning and including 43,560.000 Square Feet or 1.000 acres, more or less.

Being the same property conveyed to James R. Bernstorf and wife, Brenda O. Bernstord, a one-half undivided interest, and Eileen E. Bernstorf, Trustee of the E. Cranston and Eileen E. Bernstorf Trust dated December 31, 1998, A Revocable Living Trust, a one-half undivided interest, by Quitclaim Deed of record in Instrument No. 20050310026623, Register's Office for Davidson County, Tennessee.

Together with perpetual and permanent nonexclusive easements for ingress/egress and utilities to the property herein conveyed of record in Instrument Nos. 200503100026623 and 200503100026624, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **6023 - 6025 Cloverland Drive, Brentwood, Tennessee 37027.**

WITNESS my/our hand(s) this **11th** day of **March, 2005.**

JAMES R. BERNSTORF

BRENDA O. BERNSTORF

EILEEN E. BERNSTORF, TRUSTEE OF THE E. CRANSTON AND EILEEN E. BERNSTORF TRUST DATED DECEMBER 31, 1998, A Revocable Living Trust

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **James R. Bernstorf and wife, Brenda O. Bernstorf**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this **11th** day of March, 2005.

My Commission Expires: 11-22-08 Notary Public

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Eileen E. Bernstorf, Trustee of the E. Cranston and Eileen E. Bernstorf Trust Dated December 31, 1998, A Revocable Living Trust**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this **11th** day of March, 2005.

My Commission Expires: 11-22-08 Notary Public

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008