THIS INSTRUMENT PREPARED BY:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
File Number: 0603012

Davidson County DEEDQC
Recvd: 04/07/06 09:32 2 pgs
Fees:12.00 Taxes:0.00
20060407-0040164

This instrument was prepared from information provided by the parties.
No Warranties are made by the Drafter.

NEW OWNERS:
Ronald D. Werner
3814 Bonnacreek Drive
Hermitage, TN 37076-1914

SEND TAX BILLS TO:
New Owner

MAP. GROUP. PARCEL.
074 16 0131.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by Grantees, the receipt of which is hereby acknowledged, We, **David A. Johns and Kimberly D. Johns** Grantor(s), by these presents, do hereby quitclaim and convey unto **Ronald D. Werner** Grantee(s), their successors and assigns all of their right, title and interest in and to the following described property in **Davidson** County, in the State of **Tennessee** described as follows, to-wit:

LAND in Davidson County, Tennessee:
BEING Lot No. 346 on the Plan of Hermitage Hills, Section 3, as of record in Book 2900, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 80 feet on the northerly margin of Bonnacreek Drive and extends back between parallel lines measuring 150 feet to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to David A. Johns and wife, Kimberly D. Johns by deed from John Paul Davis and wife, Deborah F. Davis by and through James Curtis Hall Attorney-in-fact, dated October 29, 2004 and of record in Instrument Number 20041103-0132572, Register's Office for Davidson County, Tennessee.

Commonly known as: 3814 Bonnacreek Dr, Hermitage, TN, 37076

IN WITNESS WHEREOF, the Grantor has executed this deed, this **27th day of March, 2006**.

David A. Johns

Kimberly D. Johns

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, a Notary Public in and for said County and State, **David A. Johns and Kimberly D. Johns,** the within named bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness ~~my~~ hand and Notarial Seal this 27 day of March, 2006

J. MERSHON SNEED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J. Mershon Sneed
Notary Public

Print Name J. MershonSneed
My Commission expires: September 19, 2009

STATE OF ~~TENNESSEE~~
COUNTY OF **Davidson**

The actual consideration for the transfer between family members is $-0-.

Affiant's Agent

Sworn and subscribed before me this 27th day of March, 2006

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Notary Public
My Commission expires: May 23, 2006