Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument prepared by:
Christopher M. Kerney
Husch & Eppenberger, LLC
424 Church Street, Suite 1505
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 03/08/07 12:57 3 pgs
Fees:17.00 Taxes:0.00

20070308-0028876

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Katherine Joslin Kerney** (the Grantor), for and in consideration of the sum of Zero Dollars ($0.00), and other good and valuable consideration, pursuant to divorce between the parties, the receipt and sufficiency of all of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim, and convey unto, **Christopher M. Kerney** (the Grantee), all of her right, title, and interest in the following described property in Davidson County, Tennessee:

> Being land in Davidson County, Tennessee, being lot No. 7 shown on the plan of phase 1 of Bedford Forest of record in Plat Book 9700, Page 771, Register's Office for Davidson County, Tennessee, said plan reference is hereby made for a more complete reference and accurate description of said property.

Being the same property conveyed to Christopher M. Kerney and wife Katherine Kerney by deed recorded in Instr. 20041130-0141772, Register's Office, Davidson County, TN.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY BEING CONVEYED HEREIN. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

In Testimony Whereof, the undersigned has executed this instrument as of the 6 day of Feb., 2007.

Katherine Joslin Kerney

STATE OF TENNESSEE }
COUNTY OF Shelby }

Before me, the undersigned, a Notary Public of the state and county aforesaid, duly qualified and commissioned, personally appeared Katherine Joslin Kerney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this the 6th day of Feb, 2007.

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I, or we, hereby swear of affirm that this instrument is exempt from payment of the transfer tax in accordance with Section 67-4-409(a)(3)(A) of the Tennessee Code Annotated.

Affiant

Subscribed and sworn to before me this 6 day of Feb., 2007.

Notary Public

My Commission Expires:

Property Owner Name and Address
and Mail Tax Bills to:
Christopher M. Kerney
708 Waller Road
Brentwood, Tennessee 37027

Property Address:
708 Waller Road
Brentwood, Tennessee 37027

M & P - 181-14-3