THIS INSTRUMENT PREPARED BY:	*	**NEW OWNER-RESPONSIBLE TAXPAYER:**
Long, Ragsdale & Waters, P.C.	*	**James E. Roning, Trustee**
1111 Northshore Dr., N.W.	*	**11130 Kingston Pike**
Suite S-700	*	**Suite 1 Box 352**
Knoxville, TN 37919	*	**Knoxville, TN 37934**
(865) 584-4040	*	**TAX MAP: 098-06-0A-035.00**

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I, or we, hereby swear or affirm that the actual consideration for this transfer, is $0.00.

Jo Anne Roning
Affiant

STATE OF TENNESSEE
COUNTY OF KNOX

Subscribed and sworn to before me this 8th day of October, 2009.

REBEKAH GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Rebekah Griffin
Notary Public

My Commission Expires: **My Commission Expires: March 1, 2013**

BILL GARRETT, Davidson County
Trans:T20090069652 DEEDQC
Recvd: 10/13/09 10:16 3 pgs
Fees:17.00 Taxes:0.00
20091013-0094861

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QUITCLAIM DEED

THIS INDENTURE, made as of the 8th day of October, 2009, between **JO ANNE RONING**, a resident of Knox County, Tennessee, Grantor, and **JAMES E. RONING**, a resident of Knox County, Tennessee, as Trustee under the Family Trust Agreement of Jo Anne Roning established under that certain Family Trust Agreement dated December 31, 2007, with full power and authority to sell, assign and convey property of the trust without the joinder of any beneficiary, Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and does hereby remise, release and quitclaim unto Grantee all of Grantor's

right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit: A parcel or parcels located in Davidson County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON **EXHIBIT A** HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the date first above written.

GRANTOR:

Jo Anne Roning
JO ANNE RONING

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, a Notary Public of the state and county aforesaid, personally appeared **JO ANNE RONING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who swore to and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this 8th day of October, 2009.

Rebekah Griffin
Notary Public

My Commission Expires: **My Commission Expires: March 1, 2013**

REBEKAH GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

BEING Lot No. 32, on the Final Plat of Phase I, Section "A", Bridgewater, as shown by plat of record in Plat Instrument No. 200511040133897 and corrected in Instrument No. 200606080067891, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of the Davidson County Register's Office.

BEING the same property conveyed to Jo Anne Roning by Deed dated 04/28/08 from Christopher Jay Servais, and wife, Lisa Servais of record in Deed Instrument No. 20080428-0042704 in the Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Instrument No. 200510240128043, Register's Office of said County.

Easement as shown of record in Deed Book 1291, Page 99; 1318/28, Register's Office for said County.

Stormwater Easement as shown of record in Deed Instrument No. 200502220019150, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200602230021110, Register's Office for said County.