BILL GARRETT, Davidson County
Trans:T20090087972 DEEDQC
Recvd: 12/31/09 13:12 3 pgs
Fees:17.00 Taxes:0.00
20091231-0119022

THIS INSTRUMENT PREPARED FOR RECORDING BY:
SHANKS & BLACKSTOCK, ATTYS.
POST OFFICE BOX 1346
KNOXVILLE, TN 37901

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.GDS/drf/KearQCD/NT

CORPORATION QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of December, 2009, between **TITLE GUARANTY AGENCY OF KNOXVILLE, INC.**, First Party, and **JERRY S. KEAR AND CAROLE B. KEAR, as tenants in common**, Second Parties.

WITNESSETH:

That said First Party, for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00) and other good and valuable consideration to it in hand paid by Second Parties, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released, and QUIT CLAIMED, and does hereby bargain, sell, remise, release, and QUIT CLAIM unto the said Second Parties the following described premises, to-wit:

THE NAME AND ADDRESS OF A PROPERTY OWNER:
JERRY S. KEAR
Address: 8905 CEDAR BROOK LN
KNOX TN 37922

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SAME
Address:

PARCEL ID NO. 131050B33500CO

BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No. 335 on the Plan of Four Seasons Condominiums of record in Plat Book 5050, page 30, and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for Davidson County Tennessee, to which plan and said Exhibit "D" reference is made for a more complete description.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

BEING the same property conveyed to Jerry S. Kear and wife, Carole B. Kear, by Warranty Deed from Joshua E. Perry and wife, Sarah B. Perry, dated April 26, 2002, and of record in Book * _____, page _____ in the Register's Office for Davidson County, Tennessee; and further **BEING** the same property quitclaimed to Title Guaranty Agency of Knoxville, Inc. by Corporation Quit Claim Deed from Jerry S. Kear and wife, Carole B. Kear, dated December 30, 2009, and of record in Book _____, page _____ in the Register's Office for Davidson County, Tennessee. *20020507-0055794

** 20091231-0119021

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions shown on the recorded map

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed by the Officer or Officers hereinbelow designated by authority of its Board of Directors, the day and year first above written.

TITLE GUARANTY AGENCY OF KNOXVILLE, INC.

By: _____

Its: President

STATE OF TENNESSEE)
: ss.
COUNTY OF KNOX)

Before me the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **GREGORY D. SHANKS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **PRESIDENT** of the **TITLE GUARANTY AGENCY OF KNOXVILLE, INC.**, the within named bargainor, a corporation, and that he as such **PRESIDENT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as **PRESIDENT**.

Witness my hand and seal at office, this 30th day of December, 20 09.

Patricia C. Bellah
NOTARY PUBLIC

PATRICIA C. BELLAH STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires:
9-6-2011

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ -0-. Affiant: Donna L. Riley.

Subscribed and sworn to before me this 30th day of December, 20 09.

NOTARY PUBLIC Patricia C. Bellah
My Commission Expires: 9-6-2011

PATRICIA C. BELLAH STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY