BILL GARRETT, Davidson County
Trans:T20100011255 DEEDQC
Recvd: 02/25/10 13:28 3 pgs
Fees:17.00 Taxes:0.00
20100225-0014510

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 description. GDS/DRF/KEARQCD/NT

QUIT CLAIM DEED

THIS INDENTURE, made this 10th day of February, 2010, between, **JERRY S. KEAR,** First Party, and **CYNTHIA ANNE KEAR,** Second Party.

WITNESSETH:

That said party of the first part for and in consideration of the sum of ONE AND NO/100ths DOLLARS ($1.00), and other good and valuable consideration, to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUIT CLAIMED **16.38% of his one-half (1/2) undivided interest**, and does hereby bargain, sell, remise, release, and QUIT CLAIM **16.38% of his one-half (1/2) undivided interest** unto the said party of the second part, 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. 131050B33500 CO

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 ✱20091231 page 0119024 in the Register's Office for Davidson County, Tennessee; further reference is hereby made to Quit Claim Deeds of record in Book _____, page _____ in the Register's Office for Davidson County, Tennessee. ✱20091231-0119024

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

and all the estate, right, title and interest of the party of the First Part therein, with the hereditaments and appurtenances thereto appertaining, herby releasing all claim to Homestead and Dower therein to the said party of the second part, its successors and assigns forever.

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 party of the first part has hereunto set his hand and seal the day and year first above written.

Jerry S. Kear

JERRY S. KEAR

STATE OF Tennessee)
:ss.
COUNTY OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JERRY S. KEAR,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Knox County, this 17th day of February, 2010.

Lisa A. Beal
NOTARY PUBLIC

LISA A. BEAL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires:
2-6-2010

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

Subscribed and sworn to before me this 17th day of February, 2010

Notary Public: Lisa A. Beal
My Commission Expires: 2-6-2012

LISA A. BEAL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY