This Instrument Prepared By:

CHRISTOPHER WESTMORELAND
ATTORNEY AT LAW
100 South Spring Street, Suite 106
Shelbyville, Tennessee 37160
(931) 685-9631

THIS INFORMATION WAS PROVIDED BY THE PARTIES AND NO WARRANTY IS GIVEN.

The actual consideration or value whichever is greater for this transfer is $____-0-_____

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the ____ day of _____, 2009

_____
NOTARY PUBLIC
My Commission Expires: _

BILL GARRETT, Davidson County
Trans:T20100038486 DEEDQC
Recvd: 06/24/10 10:52 4 pgs
Fees:22.00 Taxes:0.00
20100624-0049327

QUITCLAIMDEED

ADDRESS OF NEW OWNER:
Maria K. Ernser
5009 Montclair Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Maria K. Ernser
5009 Montclair Drive
Nashville, Tennessee 37211

MAP & PARCEL NO.
146-080 189

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ronald P. Ernser, by these presents, does hereby quitclaim and convey unto to Maria K. Ernser, individually, all right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No, 229, on the map of Crieve Hall Estates, Section Six, as of record in Book 2331, Page 1 and 2, Register's Office for said County.

Said Lot 449 fronts 90 feet on the west side of Montclair Drive and runs back between lines 213.4 feet on the north line and 213.2 feet on the south line, to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Joseph C. Chester, and wife, Rebecca C. Chester, by deed from Edwin M. Barnett, and wife Joseph B. Barnett, of record in book 6199, page 122, Register's Office, said county. Being the same property conveyed to Ronald P. Ernser and Maria K. Ernser, Husband and Wife, by warranty deed of record in book 9155, page 827, Register's Office, said county.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: 5009 Montclair Drive, Nashville, Tennessee, 37211.

Witness my hand this 20 day of Nov, 2009.

Ronald P. Ernser

RONALD P. ERNSER

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said Country and State, the within named RONALD ERNSER, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing (QUITCLAIM DEED) for the purposes therein expressed and contained.

WITNESS my hand and seal of office at Murfreesboro, Tennessee, this the 20th day of November, 2009.

Notary Public

SHELLEY McCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/20/2013

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is NONE. This conveyance is from one spouse to another and is made for the purpose of abolishing ownership as tenants by the entirety according to a Marital Dissolution Agreement filed in the Davidson County Circuit Court. (Case No. 07D1848)

Maria K. Ernser
AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 20th day of November, 2009.

Notary Public

My Commission Expires: 8/20/2013

JEFF McCULLOUGH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD CO.