This Instrument Prepared By:
Sherrard & Roe PLC (WLH)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 11/19/10 12:20 4 pgs
Fees:22.00 Taxes:0.00
20101119-0092717

# QUITCLAIM DEED

Address New Owners:
Charles Bair and
Mary Casner Bair
c/o Jim Bair
706 Windy Hill Road
North Myrtle Beach, SC 29582

Send Tax Bills To:
c/o Jim Bair
706 Windy Hill Road
North Myrtle Beach, SC 29582

Map/Parcel Number:
142 13 0C 097.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Mary Casner Bair and James D. Bair, as attorneys-in-fact for Charles K. Bair, pursuant to a General Durable Power of Attorney dated January 19, 2004, of record in Instrument No. 20101118-0092512, Register's Office, Davidson County, Tennessee, and Mary Casner Bair (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Charles K. Bair and Mary Casner Bair (the "Grantees"), as tenants in common without rights of survivorship, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

LAND in Davidson County, Tennessee, Being unit No. 8712 together with the carport designated NO 8712-C, in River Plantation, section eleven, Phase 1-A, Condominium, a horizontal Property Regime, as shown on the Plat of River Plantation, Section Eleven, Phase 1-A, Condominium Apartments, Recorded in Book 9700, page 694, Register's office for of Record in Book 10628, Page 661, as amended by annexation Documents fin Book 11029, Page 592, Book 11156, Page 361, Book 11132, Page 184, Book 11432, Page 184, Instrument No. 20010131-0009315, and in Instrument No. 20010311-0098566, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Charles K. Bair and Mary Casner Bair as Joint Tenants by Warranty Deed from Rebecca W. Coutras of record in Instrument #20090605-0052142, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

This is improved property known as 8712 Sawyer Brown Road, Nashville, TN 37221.

The purpose of this conveyance is to vest the interest in property being transferred by this deed one-half (1/2) in the name of Charles K. Bair and one-half (1/2) in the name of Mary Casner Bair, as equal tenants in common without rights of survivorship.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 19th day of November, 2010.

Mary Casner Bair POA

Mary Casner Bair, attorney-in-fact for
Charles K. Bair

James D Bair POA

James D. Bair, attorney-in-fact for
Charles K. Bair

Mary Casner Bair

Mary Casner Bair

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary Casner Bair, as attorney-in-fact for Charles K. Bair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of November, 2010.

Notary Public

My Commission Expires: 9/8/2013

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James D. Bair, as attorney-in-fact for Charles K. Bair, 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 seal at office in Nashville, Tennessee, this 18th day of November, 2010.

Notary Public

My Commission Expires: 9/8/2013

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary Casner Bair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19th day of November, 2010.

Notary Public

My Commission Expires: 9/8/2013

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – creation or dissolution of tenancy by entirety.

Carla L Lovell
Affiant

Subscribed and sworn to before me this 18th day of November, 2010.

Notary Public

My Commission Expires: 9/8/2013

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

## CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

William L. Harbison

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Beverly Sebastian, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of November, 2010.

Notary Public

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Beverly Sebastian
My Commission Expires
September 8, 2013
STATE OF TENNESSEE

My Commission Expires: 9/8/2013