QUITCLAIM DEED

~~WARRANTY DEED~~ BOOK 4218 PAGE 872

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry R. Sanders, Jr. (NAME:)	Harry R. Sanders, Jr. (NAME:)	Map 117-6 Par. 35
5333 Anchorage Drive (STREET ADDRESS OR ROUTE NUMBER)	5333 Anchorage Drive (STREET ADDRESS)	Map 93-14 Par. 225
Nashville 37220 Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville 37220 Tennessee (CITY) (ZONE) (STATE)	Par. 222 n.c

~~For and in Consideration of the sum of~~ .....

.....

WHEREAS, U/W of Frances Breen Sanders, deceased, of record in Will Book 68, page 139, Office of Probate Court of Metropolitan Nashville and Davidson County, Tennessee, a house and lot located on Golf Club Lane in Nashville, Tennessee, hereinafter particularly described, was devised, in trust, to Philip G. Breen, Jr. for the benefit of Harry R. Sanders, Jr., and a one fourth (1/4) interest of said decedent in and to the properties located at 612-8th Avenue, South and 710-716 Fogg Street was likewise devised to the said Philip G. Breen, Jr., as Trustee for the benefit of the said Harry R.Sanders, Jr; and

WHEREAS, Harry Roy Sanders did dissent to said will and assert his curtesy interest in said real properties and an Order of Dissent was duly entered in said Probate Court on June 30, 1955, and

WHEREAS, said will did provide that said Trust for the benefit of the said Harry R. Sanders, Jr. should terminate at such time as he reached the age of 25 years, and the said Harry R. Sanders, Jr. having reached the age of 25 years on the 23rd day of February, 1968.

NOW, THEREFORE, In consideration of the premises, I, PHILIP G. BREEN, JR., as

quitclaim,

Trustee *have bargained and sold, and by these presents do transfer and convey unto*

the said Harry R. Sanders, Jr. all my right, title and interest as Trustee, in and to his *heirs and assigns a certain tracts or parcels of*

land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: Land in Davidson County, Tennessee, being in the 7th Civil District of said County and being known as Part of Lot No. 10 of E. L. Hampton's Hillsboro Heights Subdivision, not of record, and described as follows:

Beginning at a point in the center line of Golf Club Road 3397.5 feet more or less west of the center line of the Hillsboro Road, at the northwest corner of the property conveyed to Robert Lusk by deed of record in Book 770, page 334, Register's Office for said County; thence along Lusk's westerly line South $3\frac{1}{2}^{o}$ West 371 feet more or less to a point; thence North $86\frac{1}{2}^{o}$ West 143 feet to a point; thence North $3\frac{1}{2}^{o}$ East 371 feet more or less to the center line of the Golf Club Road; thence with the center line of the same South $86\frac{1}{2}^{o}$ East 143 feet to the point of beginning.

Tract 2: A lot or parcel of land in the City of Nashville, being marked 93 on the map of O. Ewing's Addition, as of record in book 21, page 54, Register's Office for said county, and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, October 17, 1944, as follows:

Beginning on the easterly margin of 8th Avenue South, formerly Spruce Street, as widened, at a point 43 feet 10 inches southerly from the center of the N. C. & St. L. Railroad main track, also being the corner of a 32 foot 6 inch strip of ground conveyed by G. P. Rose to N. C. & St. L. Railway by deed of record in book 84, page 138, Register's Office for said County; thence southerly with the easterly margin of 8th Avenue South, 169.5 feet to the northerly margin of an alley; thence with said alley, eastwardly 200 feet to the southwesterly margin of said 32 foot 6 inch strip; thence with the southwesterly margin of said strip northwestwardly 264 feet, more or less, to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1000.00

Subscribed and sworn to before me, this the 11 day of March 1968

Affiant

My commission expires: 2-4-69 (Affix Seal)

Notary Public

Tract 3: Being Lot No. 5 and parts of Lots 6, 7 and 8 in Ewing and Wetmore's Addition to South Nashville, a plan of which is of record in book 14, pages 202 and 203, Register's Office for said County and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, October 17, 1944, as follows:

Beginning at the northeast corner of Fogg Street and the first alley east of Eighth Avenue South at the Southwest corner of said lot No. 5; and running thence with the northerly margin of Fogg Street, eastwardly 126 feet to a point in the west margin of another alley; thence with the west margin of said last mentioned alley, northwardly 62.1 feet to a stake in the southwesterly margin of the N. C. & St. L. Railway right-of-way; thence in a northwesterly direction with the southwesterly margin of said right-of-way 101.4 feet to a stake in the south margin of another alley; thence with the south margin of said last mentioned alley, westwardly 50.6 feet to an iron pin, at the southeast corner of the intersection of the last mentioned alley and the first above mentioned alley, being the northwest corner of said lot No. 5; thence with easterly margin of the first above mentioned alley, southwardly 130 feet to the beginning.

Included in the above described property but excluded therefrom is a tract of land conveyed to the Nashville, Chattanooga & St. Louis Railway by deed from Frances B. Sanders and Amelia D. Glasgow, of record in book 1300, page 565, Register's Office for said County, said tract being bounded on the northeast by the right-of-way of the Nashville, Chattanooga & St. Louis Railway, on the south by an alley, on the west by the east line of Eighth Avenue South.

2415	Golf Club Lane	Nashville	Tennessee
612-8th	Avenue, South	Nashville	Tennessee
710-716	Fogg Street	Nashville	Tennessee
(House Number)	(Street)	P. O. Address:	(City or Town)

unimproved ( )
This is improved (X) property, known as .....

my said interest as Trustee in and to

To Have and to Hold the said tract or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry R. Sanders, Jr. *his heirs and assigns, forever.*

And do covenant with the said that I have a right to convey it, and the same is unencumbered.

and will warrant and forever defend the title to the said land to the said against the lawful claims of all persons whomsoever.

Witness my *hand this* 11 *day of* March, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph S. Sanders, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Ross Chisholm Jr. *, a Notary Public in and for said County and State, the within named* Philip G. Breen, Jr., as Trustee U/W Frances Breen Sanders

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *, Tennessee, this* 11 *day of* March ~~February~~, *19* 68.

J. Ross Chisholm Jr., *Notary Public.*

Commission Expires 2-4-69

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19 .....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 2.60
PROBATE .50
TOTAL: $ 3.10

MAR 12 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Philip G. Breen, Jr., Trustee

U/W Frances Breen Sanders

TO

Harry R. Sanders, Jr.

08973

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 12 3 32 PM

NOTE BOOK 118 PAGE 410

RECORDING FEE $ 6.00

DEP. REG. R

This deed prepared by
J. Ross Cheshire, Jr., Atty.
P.O. Box 6652
Nashville, Tennessee 37215

Mail deed to J. Ross Cheshire, Jr.

Compliments of

GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE