QUITCLAIM DEED

BOOK 5052 PAGE 489

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Sanders, Jr.	Same	94-PAR. 47
(NAME)	(NAME)	81-3 PAR. 62
310 Lawndale Drive		81-3 PAR. 54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-3 PAR. 53
Nashville, Tenn. 37217		149-8 PAR. 21
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	149-8 PAR. 25

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Charles B. Sanders, Jr., Beatrice H. Sanders, and Charles Boyce Sanders, III, a one-third undivided interest each, jointly ~~for life with right of survivorship,~~

We, We, Charles B. Sanders, Jr. and wife, Beatrice H. Sanders,

by these presents do hereby quitclaim and convey unto Mary Ensey

_____, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

(Property described on Exhibit "A" hereto attached)

J 6102 5

IDENTIF. REFERENCE

JUL 30 3 10 PM '76

FEE & REGISTER DAVIDSON COUNTY, TENN.

JUL 30 76 MISC B* 8.00 * 8.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ None

Subscribed and sworn to before me, this the 29th day of July 19 76

My commission expires: 2/8/78 (Affix Seal)

Amant

Mary W. Carpenter Jr.

Notary Public

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) ((Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Mary Ensey, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Charles B. Sanders, Jr., Beatrice H. Sanders, and Charles Boyce Sanders, III, a one-third undivided interest each, jointly for life with right of survivorship,

their *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 29th *day of* July, 19 76.

THIS INSTRUMENT WAS PREPARED BY:
Raymond H. Darrow, Attorney
501 Building
Nashville, Tennessee

Charles B Sanders Jr

Beatrice H. Sanders

Mary Ensey, Trustee.

QUITCLAIM

Deed

From:

Charles B. Sanders, Jr. et ux.

to:

Mary Ensey

Trustee.

AND

From:

Mary Ensey

Trustee.

to:

Charles B. Sanders, Jr. et al.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Quibbeman, a Notary Public in and for said County and State, the within named, Charles B. Sanders, Jr. and wife, Beatrice H. Sanders the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 1976

Mary W. Quibbeman
Notary Public.

My commission expires: 2/8/78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Quibbeman, a Notary Public in and for said County and State, the within named Mary Ensey, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of July, 1976

Mary W. Quibbeman
Notary Public.

My commission expires: 2/8/78

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EXHIBIT "A"

TRACT NO. 1: A lot of land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, described as follows:
Beginning in the center of the Lebanon Pike in the line of the toll gate lot; thence north 1-3/4 degrees west 638 feet to a stake that stands 15 feet north of the northwest corner of said toll gate lot; thence west 12 feet to a stake; thence south 216 feet to an elm that stands 11 feet from the said toll gate lot on the south side of Spring Branch; thence south 164 feet 6 inches to a stake that stands 25 feet west of the said toll gate lot; thence west 65 feet to a stake; thence south 208 feet to the center of the Lebanon Pike; thence east with the center of said Pike 100 feet to the beginning.

Being the same property conveyed to Charles B. Sanders and wife, Beatrice H. Sanders, by deed from T. A. Powell and wife, Lillian Powell, of record in book 3068, page 367, Register's Office for said County.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of H. N. Myers' Plan of Lots, as of record in book 21, page 48, Register's Office for said County.
Said Lot No. 27 fronts 50 feet on the northerly side of Adams, formerly Walsh, Street, and runs back between parallel lines 160 feet, more or less, to an alley.
Being the same property conveyed to Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, by deed from Henry Dobbins, Jr. and wife, Annie Frierson Dobbins, of record in book 3704, page 187, Register's Office for said County.

TRACT NO. 3: Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of H. N. Myers' Plan of Lots, as of record in Plan Book 21, page 48, Register's Office for said County.
Said Lot No. 29 fronts 50 feet on the southerly margin of Kellow Street and extends back between parallel lines 150 feet to an alley.
Being the same property conveyed to Charles B. Sanders, Jr. and wife, Beatrice H. Sanders, by deed from John Willie McLaughline and wife, Ethel S. McLaughline, of record in book 3704, page 183, said Register's Office:

TRACT NO. 4: Land in Davidson County, Tennessee, being Lot No. 2 and Reserve Parcel as shown on the plan of the Resubdivision of Lot No. 28, H. N. Myers Plan, of record in book 4660, page 162, Register's Office for said County, described as follows:
Beginning at a point on the southerly margin of Kellow Street at the northeast corner of Reserve Parcel as shown on said plan, being also the northwest corner of Lot No. 29 on the plan of H. N. Myers' Plan of Lots, as of record in Plan Book 21, page 48, said Register's Office; thence with the southerly margin of Kellow Street south 79 degrees 49 minutes west 59.79 feet to the beginning of a curve; thence around said curve having a radius of 25 feet in a southwesterly direction 35.53 feet to a point on the easterly margin of 18th Avenue North; thence with the margin of said 18th Avenue North south 1 degree 37 minutes east 132.22 feet to the beginning of another curve; thence around said curve having a radius of 20 feet in a southeasterly direction a distance of 34.41 feet to a point on the northerly margin of Alley No. 1623, and also being the south line of Lot No. 2 as shown on said plan; thence with the northerly margin of Alley No. 1623 north 79 degrees 49 minutes east 85.45 feet to the southeasterly corner of Lot No. 2 of said plan, said point being also the southeast corner of said lot No. 29; thence with the line between said lots 2, 29 and Reserve Parcel north 10 degrees 31 minutes west a distance of 175.00 feet to the point of beginning.

Being part of the property conveyed to Charles B. Sanders by deed from E. D. Denton and Laura May Denton, of record in book 910, page 456, Register's Office for said County.

TRACT NO. 5: A tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, on August 23, 1949, as follows:
Beginning at an iron pin on the northeasterly margin of the Murfreesboro Road, 405.6 feet northwesterly from the center line of Bell Lane; thence north 47 degrees 15 minutes east 258.2 feet to an iron pin in the center of a branch; thence south 32 degrees west 272.7 feet to a point in the northeasterly margin of Murfreesboro Road; thence with same north 42 degrees west 69.6 feet to the point of beginning.
Being part of the property conveyed to Cordelia J. Sanders by deed from M. T. Maxwell, Sr. and wife, Annie P. Maxwell, and M. T. Maxwell, Jr. and wife, Sadie N. Maxwell, of record in book 1534, page 406, Register's Office for said County, the said Cordelia J. Sanders having since died leaving as her only heir-at-law the within named grantor, Charles B. Sanders, Jr.

TRACT NO. 6: Land in Davidson County, Tennessee, described as follows:
Beginning in the center of Bell's Lane at the northeast corner of a tract of 2.98 acres which was conveyed by J. S. Tatum and wife to J. Marshall Charlton and wife, by deed of record in book 1278, page 82, Register's Office for said County; thence in a northerly direction with the center of Bell's Lane 60 feet to a point; thence south 73 degrees west 299 feet to the northwest corner of a 2.85 acre tract conveyed to Cordelia J. Sanders by deed from M. T. Maxwell, Sr. and others, dated September 15, 1947, of record in Book 1534, page 406, said Register's Office, said point being in the center of a dry branch; thence with the center of same and the north line of said 2.85 acre tract, south 61 degrees 20 minutes east 153 feet to the center of a creek, said point being in the north line of the 2.98 acre tract conveyed to J. Marshall Charlton and wife, by J. S. Tatum above referred to; thence with the line of same 176 feet, more or less, to the point of beginning, containing about 1/2 acre, more or less.
Being the same property conveyed to Cordelia J. Sanders, by deed from P. F. Townes and wife, Ewell Townes, of record in book 1541, page 497, said Register's Office, the said Cordelia J. Sanders having since died leaving as her only heir-at-law the within named grantor, Charles B. Sanders, Jr.

Charles J. Sanders, and Charles J. Sanders, Jr. are one and the same person.