BOOK 5755 PAGE 415

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elvin Sanford (NAME:)	Same (NAME:)	96 - 1
111 Benson Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pa 20
Nashville Tenn 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

QUITCLAIM

PHILLIP SAINDON, TRUSTEE

TO

ELVIN D. SANFORD and wife,
LOUISE SANFORD

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

I, Phillip Saindon, Trustee, for the express purpose of carrying out the intent of the parties, Elvin D. Sanford and wife, Louise Sanford, set out in their conveyance to me, do hereby quitclaim and convey unto the said Elvin D. Sanford and wife, Louise Sanford, their heirs and assigns, the same property heretofore conveyed by them to me, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises and is described as follows:

Land in Davidson County, Tennessee being a part of Lot 8 and part of Lot 10 on the Plan of the Subdivision of Jerry Bowen Land as recorded in Plan Book 2, page 134, Chancery Court for Davidson County, Tennessee and described according to a survey by John D. McCormick, a copy of which is attached hereto as Exhibit I described as follows, to wit:

Beginning at an iron pin in the southerly margin of Benson Road, said point being the northwest corner of the property conveyed to Houston L. Jordan by deed of record in Book 5739, page 113, Register's Office for Davidson County, Tennessee and the northeast corner of the herein described property; thence south 1 deg. 51' west 150.0 feet to an iron pin; thence south 87 deg. 12' east 80.0 feet to an iron pin located in the westerly boundary line of the Carl N. Gessler property described in deed of record in Book 5512, page 480, Register's Office for Davidson County, Tennessee; thence along the westerly margin of the Gessler property south 1 deg. 51' west 189.0 feet to an iron pin, said point being the southeast corner of the herein described property and the boundary line of the property belonging to Stephen P. Sandler, Trustee, as described in the deed from Donelson Shopping Center Corp. of record in Book 5468, page 688 through 700 Register's Office for Davidson County, Tennessee shown on said plat as shopping center property; thence with the common boundary line north 86 deg. 59' west 169.35 feet to an iron pin; thence north 2 deg. 35' east 158.5 feet to a point, said point being the southeast corner of the Wilson B. McCord property described in Deed Book 2875, page 623, Register's

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 10 day of June 19 81

Affiant Elvin D. Sanford

My commission expires: 10-17-81 (Affix Seal)

Notary Public Dewey W. Pedigo

Office for Davidson County, Tennessee; thence with the McCord easterly boundary line north 7 deg. 29' east 180.4 feet to an iron pin in the southerly margin of Benson Road; thence along the southerly margin of Benson Road south 87 deg. 16' east 72.3 feet to the point of beginning, containing 1.01 acres, more or less.

The above described property is known as the John W. Etheridge home place.

Being property a part of which was conveyed to Elvin D. Sanford and wife, Louise Sanford by deed from John W. Etheridge of record in Book 2738, page 457, Register's Office for Davidson County, Tennessee and a part of which was conveyed to J. W. Etheridge and wife, Minnie Benson Etheridge by deed from M. E. Benson and wife, Nettie Mae Benson of record in Book 1025, page 43, Register's Office for Davidson County, Tennessee. The said Minnie Benson Etheridge died September 14, 1939. The said J. W. Etheridge died January 19, 1960. The said J. W. Etheridge and John W. Etheridge was one and the same person. By contract dated February 15, 1958 the said John W. Etheridge agreed to convey said property to Elvin D. Sanford and wife, Louise Sanford. A xerox copy of said contract is attached hereto as Exhibit II.

Elvin D. Sanford and wife, Louise Sanford have openly and adversely held and claimed said property as their own property against all of the world since the death of John W. Etheridge on January 19, 1960 which is now more than twenty years.

IN WITNESS WHEREOF, I have hereunto set my hand this the 10 day of June, 1981.

Phillip Saindon, Trustee

G4.54 6 7

IDENTIF. REFERENCE

JUN 10 9 29 AM '81

FEE WILSON E. REGISTER DAVIDSON COUNTY, TENN.

PUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

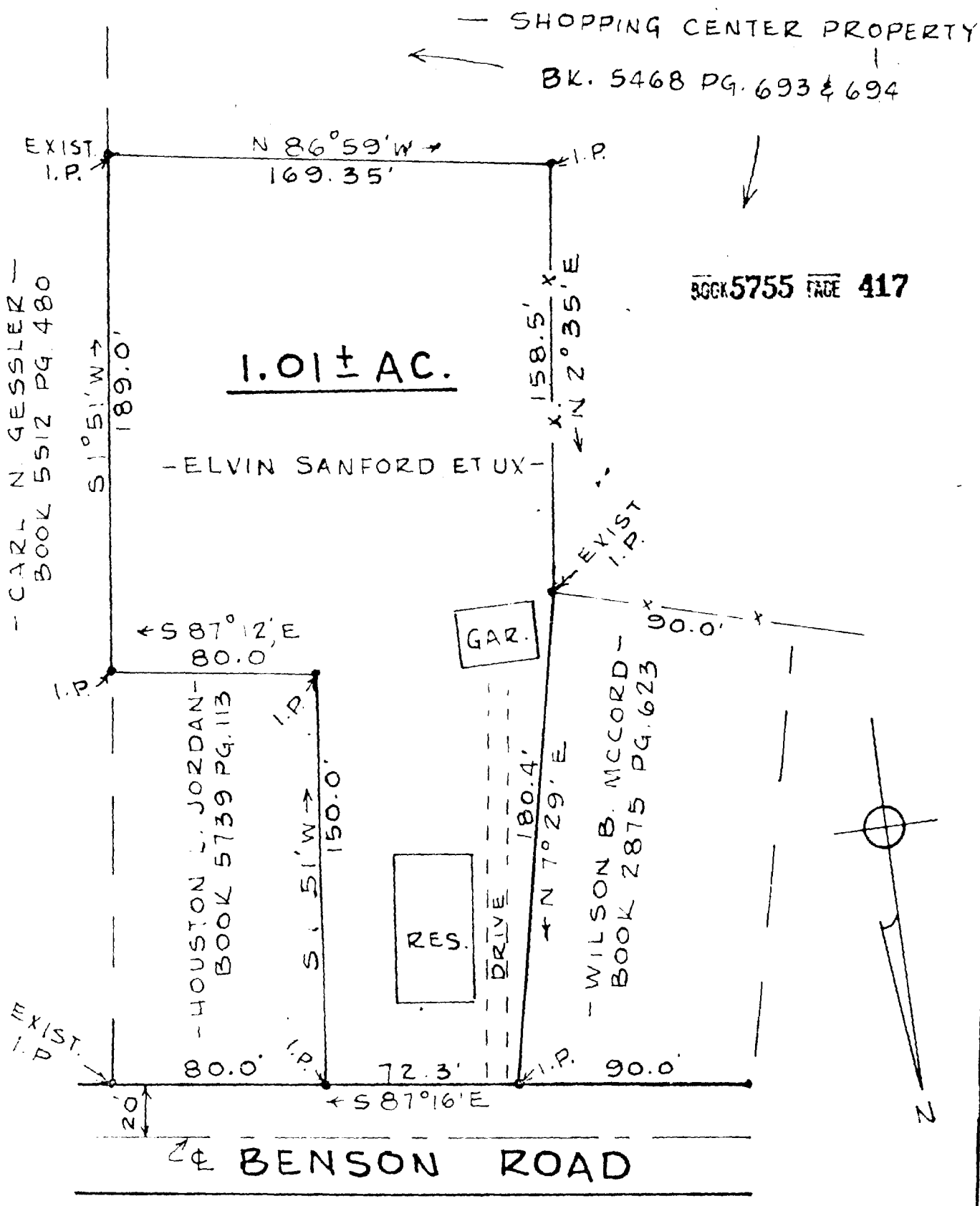
Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, Phillip Saindon, Trustee, with whom I am personally acquainted, and who acknowledged that he as Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of June, 1981.

Dewey W. Pedigo
Notary Public at Large

My commission expires:

10-17-82



— NOTE —

SEE BOOK 5652 PG. 471 FOR DEDICATION OF EASEMENTS TO THE METROPOLITAN GOV'T. OF DAVIDSON COUNTY TENN.

— BOUNDARY SURVEY —

FOR: ELVIN D. SANFORD & WIFE

DAVIDSON COUNTY, TENNESSEE

DATE: 6-4-81 SCALE 1" = 50'

SURVEY BY: JOHN D. MCCORMICK

TBH:jw 2/10/58

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CONTRACT

WHEREAS, JOHN W. ETHRIDGE is advanced in years and has been a widower for many years; and,

WHEREAS, the said JOHN W. ETHRIDGE desires to contract with someone to maintain him; and,

WHEREAS, he has not been successful in arranging any such contract or agreement with any of his kinsmen; and,

WHEREAS, ELVIN D. SANFORD and wife, Louise Sanford, are agreeable to such a contract,

Now, therefore, for and in consideration of their mutual promises, John W. Ethridge, hereinafter referred to as FIRST PARTY, and Elvin D. Sanford and wife, Louise Sanford, hereinafter referred to as SECOND PARTIES, covenant and bind themselves as follows:

1. SECOND PARTIES have leased their home and have moved into the home of FIRST PARTY, located on Benson Avenue, in the Community known as Donelson, Tennessee.

2. SECOND PARTIES jointly and severally bind themselves during the remainder of FIRST PARTY'S life to maintain FIRST PARTY'S home, except for repairs and taxes, including the maintenance and the supplying of heat, lights, telephone, and furnishings for such house.

3. SECOND PARTIES forever jointly and severally bind themselves to keep and board FIRST PARTY in said home for the remainder of his life; board to include not only food but also any other necessary and essential services which may be required or needed by the FIRST PARTY, including his washing, ironing, etc., but shall not include medical expenses.

Exhibit II

4. SECOND PARTIES jointly and severally bind themselves to maintain the said home and to treat and provide for FIRST PARTY as though he were a member of their family in every manner other than the exceptions above set out.

5. FIRST PARTY agrees to forthwith convey title to his said home to SECOND PARTIES as tenants by the entirety, subject only to a life estate in said home to be reserved by FIRST PARTY.

6. It is agreed that in the event of the death of either of SECOND PARTIES prior to the death of the FIRST PARTY, the surviving SECOND PARTY shall continue to remain obligated under this contract and shall assume all of the obligations imposed upon the SECOND PARTIES, and by like manner shall be entitled to all of the considerations flowing to SECOND PARTIES.

IN WITNESS WHEREOF, the parties have set their hands at Nashville, Tennessee, on this 15 day of February, 1958.

~~FIRST PARTY~~

John W Etheridge
First Party

~~SECOND PARTIES~~

Edwin D. Sanford

Louise C. Sanford
Second Parties

Exhibit II