This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road - P. O. Box 425
Mt. Juliet, TN 37122

Mail

FROM: MRS. VELMA S. SANDERS and JOHN E. SANDERS, SR.

TO: JOHN T. GWIN, TRUSTEE

AND

BOOK 7009 PAGE 928

FROM: JOHN T. GWIN, TRUSTEE

TO: JOHN E. SANDERS, SR. and CAROL S. CARVER

ADDRESS NEW OWNER:
JOHN E. SANDERS, SR. and CAROL S. CARVER
116 Orchard Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
New Owners

MORTGAGEE:
None

MAP AND PARCEL:
Map 44-11
Parcel 20
FBNo. 04D-42155

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection which we have for our daughter and granddaughter, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to create a joint tenancy with rights of survivorship in JOHN E. SANDERS, SR. and CAROL S. CARVER, but for no monetary consideration whatever, we, **MRS. VELMA S. SANDERS and JOHN E. SANDERS, SR.**, have bargained and sold and by these presents do quitclaim and convey unto **JOHN T. GWIN, TRUSTEE**, his successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 149, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 68, Register's Office for Davidson County, Tennessee; fronting 50 feet on Orchard Drive, containing 0.39 acres, more or less.
>
> Being the same property conveyed to Mrs. Velma S. Sanders and John E. Sanders, Sr. by deed dated April 2, 1980, from Margaret Drake Allen, Executrix for the Estate of Clarence Bratton Drake, Deceased, as of record in Book 5586, page 306, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Orchard Street, Old Hickory, Tennessee 37138.

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

And now I, the said **JOHN T. GWIN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **JOHN E. SANDERS, SR.**

and **CAROL S. CARVER,** as Joint Tenants with Rights of Survivorship, their heirs and assigns, all of my right, title and interest in and to 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, defects if any and encumbrances as may affect the premises, as set forth above.

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IN WITNESS WHEREOF, we have hereunto set our hands this the 7th day of October, 1986.

Mrs Velma S. Sanders
MRS. VELMA S. SANDERS

John E. Sanders Sr.
JOHN E. SANDERS, SR.

John T. Gwin Trustee
JOHN T. GWIN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MRS. VELMA S. SANDERS and JOHN E. SANDERS, SR., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at office in Old Hickory, Tennessee, this the 7th day of October, 1986.

Patricia M. Gwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John T. Gwin, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 7th day of October, 1986.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

John T. Gwin, Trustee
AFFIANT

Subscribed and sworn to before me
this 7th day of October, 1986.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

FILED FOR RECORD
Oct 15 11 20 AM '86
CAMPBELL COUNTY, TENN.

INSTRUMENT REFERENCE

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