BOOK 7141 PAGE 751

FROM

MATTIE THOMPSON SANDERFER REYNOLDS

THEODORE REYNOLDS

TO

SAM EDDIE SANDERFER

RUSH

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
FEB 20 8 10 AM '87

IDENTIFICATION REFERENCE

95401

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:

SAM EDDIE SANDERFER
4909 BUENA VISTA PIKE
NASHVILLE, TENNESSEE

SEND TAX BILLS TO:

METROPOLITAN FEDERAL SAVINGS & LOAN
P.O. BOX 30095
NASHVILLE, TENNESSEE 37241-0095

THIS INSTRUMENT WAS PREPARED BY:

CANTRELL & KIRBY ATTORNEYS
LARRY D. CANTRELL
1210 EIGHTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS DIVORCE DECREE.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 1987.

Affiant

Notary Public

MY COMMISSION EXPIRES: 10-22-88

FOR AND IN CONSIDERATION OF THE ORDER OF THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, Docket Number 72657 and other good and valuable considerations We, Mattie Thompson Sanderfer Reynolds and Theodore Reynolds by these presents do hereby quitclaim and convey unto Sam Eddie Sanderfer, his successors and assigns, the following described tract or parcel of land to wit:

Land in Davidson County, Tennessee, being lot No. 126 on the Plan of Buena Vista Estates, Section I, as of record in Book 3842, Page 222, Register's Office for said County.

Said lot fronts 85 feet on the westerly side of Buena Vista Pike and extends back 149.3 feet on the northerly line and 149.1 feet on the southerly line to a dead line in the rear and measures 85 feet thereon.

Being the same property conveyed to Sam Eddie Sanderfer and wife, Mattie L. Sanderfer, now Mattie Thompson Sanderfer Reynolds, by deed from Andrew Ewing, Trustee, of record in Book 4361, Page 391, Register's Office for Davidson County, Tennessee.

Said conveyance of Lot No. 126 is expressly subject to the following:

1. Restrictive Covenants of record in Book 4267, Page 806, as amended by instrument of record in Book 4268, Page 127, Register's Office for said County.

2. The recorded Plan shows an Owner's Certificate, a 30-foot setback line from Buena Vista Pike, a 10-foot easement for public utilities and drainage across the rear, and an anchor easement 2-1/2 X 30 feet at the southeasterly front corner of the lot.

3. A Deed of Trust from Sam Eddie Sanderfer and Mattie L. Sanderfer to T.I. Holman, Jr. Trustee, as of record in Book 4361, Page 393, Register's Office of Davidson County.

Mattie L.Sanderfer and Mattie Thompson Sanderfer and Mattie Thompson Sanderfer (Reynolds) are one and the same person.

Theodore Reynolds, the present spouse of Mattie Thompson Sanderfer Reynolds though not a party to the original Court Order joins in this conveyance for the express purpose of conveying any and all rights or claims he might have to the subject property acquired as a result of his marriage to Mattie Thompson Sanderfer Reynolds.

This is improved property, known as 4909 Buena Vista Pike, Nashville, Tennessee.

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

IN WITNESS WHEREOF we have set our hands on this the 19TH day of FEBRUARY, 1987.

Mattie Thompson Sanderfer Reynolds
MATTIE THOMPSON SANDERFER REYNOLDS

Theodore Reynolds
THEODORE REYNOLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jackie D. Evans, a Notary Public in and for said County and State, the within named, Mattie Thompson Sanderfer Reynolds and Theodore Reynolds, 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 19th day of February, 1987.

Jackie D. Evans
Notary Public

MY COMMISSION EXPIRES: 10-24-88