Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 7345 PAGE 873

FROM Mr. and Mrs. J. Wayne Sanders **AND** Clara Willis Byrd

TO Clara Willis Byrd **TO** Vivian C. Sanders

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian C. Sanders (NAME)	Union Modern Mortgage Corporation (NAME)	15DA-48760
704 Powers Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 3318 (STREET ADDRESS)	83-7
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Little Rock AR. 72203 (CITY) (STATE) (ZIP)	138

THIS INSTRUMENT WAS PREPARED BY

Clara Willis Byrd
Attorney at Law
12th Floor
First American Center
Nashville, TN 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 1987.

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate.

We, J. Wayne Sanders and Vivian C. Sanders

by these presents do hereby quitclaim and convey unto Clara Willis Byrd, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING Lot No. 12 of Block "B" on the Plan of Tillman Subdivision, Part 1, as of record in Book 1130, Page 29, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to J. Wayne Sanders and Vivian C. Sanders by deed from J. Edwin O'Brien and his wife, Ola O'Brien, of record in Book 5980, Page 446, of the Register's Office for Davidson County, Tennessee.

CHECK 6289.17

IDENTIFICATION REFERENCE

SEP 4 3 00 PM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 704 Powers Avenue (House Number) (Street) Nashville, TN 37206 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 Clara Willis Byrd **, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto** Vivian C. Sanders

_____ **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 25th **day of** August, **19** 87.

x J. Wayne Sanders

x Vivian C. Sanders

Clara Willis Byrd
Trustee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, DAVID N. HALE, a Notary Public in and for said County and State, the within named, J. Wayne Sanders and Vivian C. Sanders

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 instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 25TH day of AUGUST, 1987.

David N. Hale
Notary Public

My commission expires September 11, 1990

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, DAVID N. HALE, a Notary Public in and for said County and State, the within named Clara Willis Byrd, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 25TH day of AUGUST, 1987.

David N. Hale
Notary Public

My commission expires: September 11, 1990