THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY
405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

Bk 53

QUITCLAIM DEED

BOOK 7639 PAGE 394

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
HUGH SANDERS 1995 BAKER ROAD GOODLETTSVILLE, TN 37072	SAME	MAP 12 PARCEL 92 10D51443

FOR AND IN CONSIDERATION of the sum of One Dollar($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged HUGH SANDERS, UNMARRIED, hereinafter referred to as Grantee, does hereby quitclaim and convey unto HUGH SANDERS, UNMARRIED, AND CAROL SUE GARLAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their heirs and assigns, all of his right, title, and interest in and to the following described real estate in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land lying and being in the 10th Civil District of Davidson County, Tennessee. Bounded on the north by Thomas W. Tobitt, on the east by Tract Two, on the south by Baker Road and on the west by Terrell H. Sensing and being more particularly described as follows:
BEGINNING on an iron pin (set) in the north right-of-way of Baker Road, said pin being the southwest corner of Tract Two and the southeast corner of Tract One; thence leaving said right-of-way and with Tract Two North 38 deg. 56 min. 58 sec. East 441.41 feet to an iron pin (set); thence with Tract Two North 50 deg. 49 min. 18 sec. West 347.81 feet to an iron pin (set), said pin being the northwest corner of Tract Two and also a point in the line of Terrell H. Sensing; thence with the line of Terrell H. Sensing South 26 deg. 54 min. 25 sec. West 460.65 feet to an iron pin (found) in the north right-of-way of Baker Road; thence with said right-of-way South 52 deg. 48 min. 21 sec. East 251.82 feet to the point of beginning, containing 3.07 acres, more or less, according to a survey dated July 21, 1988, and on file in the office of Johnson and Dillehay Land Surveying, 333 H Nashville, Pike, Gallatin, TN 37066, Job No. 88087.

Being the same property conveyed to Hugh Sanders by deed of record in Book 7554, page 238, and by deed of correction of record in Book 7626, page 863, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my signature this 26 day of August, 1988.

Hugh Sanders
HUGH SANDERS

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH SANDERS, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS My hand this 26 day of August, 1988.

Carolyn Dellaff
NOTARY PUBLIC

My Commission expires: 3/8/89

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer is NONE.

Hugh Sanders
Affiant

Sworn to and subscribed before me this 26 day of August, 1988.

Carolyn Dellaff
NOTARY PUBLIC

RECEIPT # 57880 01101 03CHEL 6.00
Aug 30 10 59 AM '88
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
6.00