This Instrument Prepared By:
CHARLES F. FRAZIER, ATTORNEY
300 Jas. Robertson Pkwy
Nashville, TN 37201

BOOK 10053 PG 361

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES C. SANDERS, III	Same	15DA 3390
(NAME)	(NAME)	
1123 East Delmas Ave.		Map 72-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		Par 145
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, JAMES C. SANDERS, III and JAMES C. SANDERS, by these presents do hereby quitclaim and convey unto JAMES C. SANDERS, III, reserving a life estate to James C. Sanders and Louise M. Sanders, successors and assigns, all our right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Eastmoor Place, as of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 60 feet on the northerly side of East Delmas Avenue and runs back between parallel lines 234.3 feet to a dead line.

BEING the same property conveyed to JAMES C. SANDERS, III, by Quitclaim Deed dated April 19, 1991, from JAMES C. SANDERS, of record in Book 8335, page 815, Register's Office for Davidson County, Tennessee, reserving a life estate to the said James C. Sanders.

LIFE ESTATE: The Grantors hereby convey the above-described property unto JAMES C. SANDERS, III, reserving a life estate to James C. Sanders and Louise M. Sanders.

[illegible] 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 15 day of May, 1996.

Affiant James C. Sanders

My commission expires: 11/24/98 (Affix Seal)

Notary Public Laura Petway

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

Witness our hand this 15 day of May, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James C. Sanders III
(JAMES C. SANDERS, III)

James C. Sanders
(JAMES C. SANDERS)

0182857
IDENTIFICATION REFERENCE

SEP 17 PM 12:

PICK-UP

BOOK 10053 PG 362

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JAMES C. SANDERS, III and JAMES C. SANDERS, the Bargainor(s) 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 15th day of May, 19 96.

Notary Public

My commission expires: 1/24/98

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, _____, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Notary Public

My commission expires: _____

QUITCLAIM DEED

JAMES C. SANDERS, III and ~~JAMES C. SANDERS~~

TO

JAMES C. SANDERS, III

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290