THIS INSTRUMENT PREPARED BY: FRANKLIN D. BRABSON, Attorney At Law, 2806 Natchez Trace, Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS BEING PREPARED BASED ON INFORMATION GIVEN TO THE PREPARER BY THE PARTIES.

QUITCLAIM DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Emanuel Sanders & Johnette E. Graves 4845 Trumpet Circle Nashville, TN 37218		Map 059-05-0 Parcel 085.00

Send tax bills to: Owners

FOR AND IN CONSIDERATION of love and affection and no cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DOROTHY M. SANDERS, sole survivor, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto EMANUEL SANDERS, my son, and to JOHNETTE E. GRAVES, my daughter, as joint tenants with right of survivorship, a certain tract or parcel of land in Davidson County, Tennessee. I, DOROTHY M. SANDERS, specifically shall retain a life estate in said property and upon my death, my son and daughter, or the survivor, should one child predecease the other, will own the property free and clear. Said property is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Buen Section II, as of record in Book 38, page 257, Register's Office for said county.
>
> BEGINNING at a point in the westerly margin of Trumpet Circle, common co. and 39; thence with the line between said lots, westwardly 127.5 feet to North 17 deg. 05 min. West 140.98 feet to a monument in the southerly ma. Boulevard; thence with the margin of said eastwardly 100.55 feet to a mo. beginning of a curve to the right having a radius of 25.0 feet; thence around southeastwardly 40.02 feet to a monument in the westerly margin of Trumpet.
>
> Being the same property conveyed to John W. Sanders and wife, Dorothy M. Sanders, by deed from Imperial Corporation, of record in Book 4498, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4845 Trumpet Circle, Nashville, Tennessee 37218.

0382341 IDENTIF. ↑ REFERENCE

John Sanders is deceased. He died on July 17, 1997, in Davidson County.

WITNESS my hand this 20th day of OCTOBER, 1997.

Dorothy M. Sanders
DOROTHY M. SANDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DOROTHY M. SANDERS, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20TH day of OCTOBER, 1997.

NOTARY PUBLIC

My commission expires: Notary Public, Davidson County, Tennessee My Commission Expires January 29, 2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $-0-.

Dorothy M. Sanders
Affiant

Sworn to and subscribed before me this 20TH day of OCTOBER, 1997.

NOTARY PUBLIC

My commission expires: Notary Public, Davidson County, Tennessee My Commission Expires January 29, 2000.

3625 12/19 0101 01CASH 8.00