BOOK 10771 PG 516

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (LLW)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Dan S. Sanders, Jr. Jean D. Sanders 4311 Sunnybrook Drive Nashville, TN 37205	Same	Map 130-3 Parcel 43

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we Dan S. Sanders, Jr. and Jean D. Sanders by these presents do hereby quitclaim and convey unto Laura L. Wartner, her heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND Laura L. Wartner in order to create a tenancy in common does hereby quitclaim and convey unto Dan S. Sanders, Jr. and wife, Jean D. Sanders as tenants in common, their heirs, and assigns, all her right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 4311 Sunnybrook Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 26th day of January, 1998.

Dan S Sanders Jr. MD
Dan S. Sanders, Jr.

Jean D. Sanders
Jean D. Sanders

Laura L Wartner
Laura L. Wartner

98 JAN 20 AM 10:23

IDENTIFICATION/REFERENCE

113913386

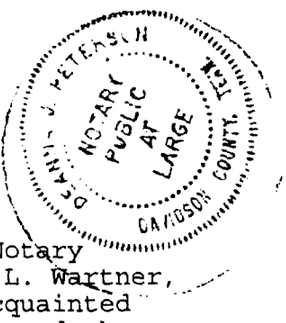
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Dan S. Sanders, Jr. and Jean D. Sanders, the within named 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, at office, this 26th day of January, 1998.

Deanna J Peterson
Notary Public

My Commission Expires:
July 28, 2001



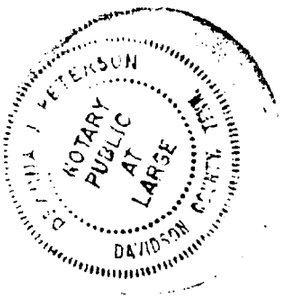
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Laura L. Wartner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 1998.

Deanna J Peterson
Notary Public

My Commission Expires:
July 28, 2001



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Jean D. Sanders
Jean D. Sanders

Subscribed and sworn to before me
this 26thday of January, 1998.

Deanna J Peterson
Notary Public

My Commission Expires:

July 28, 2001
574383 1/2/98 bsh

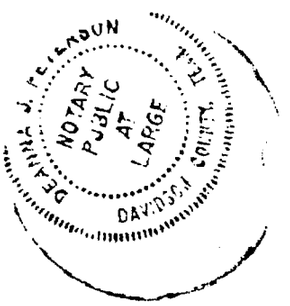


EXHIBIT A

BOOK 10771 PG 518

Being Lot No. 7 and the easterly 1/2 of Lot No. 6, of Block 10, on the Map of Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, Registers's Office for said County.

Said lot and part of lot adjoin and front together 150 feet on the southerly side of Sunnybrook Drive and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Dan S. Sanders, Jr. and wife, Jean D. Sanders, by deed of record in Book 1729, page 549, Register's Office for Davidson County, Tennessee.

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