FROM: **EVERETT W. SANDERS, JR.** **PICK-UP**

TO: **CAROL ELISE SANDERS**

Instr:200006280064133 Page: 1 OF 2
REC'D FOR REC 06/28/2000 9:46:03AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
Carol Elise Sanders 104 Dorr Drive Goodlettsville, TN 37072	SAME	Map 18-12 Parcel 37 & Map 18 Parcel 86

THIS INSTRUMENT PREPARED BY:

JAMES L. COLLIER
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201
615-742-0263

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS:
$-0- Carol Elise Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27
DAY OF June, 2000.
Cheryl Cockrell
Notary Public
MY COMMISSION EXPIRES: 7-27-2003

I, Everett W. Sanders Jr., by these presents do hereby quitclaim and convey unto Carol Elise Sanders, her heirs and assigns, all of my right, title, and interest in and to the following described land in Davidson County, State of Tennessee, to-wit:

TRACT ONE:
Situated in Davidson County, Tennessee being Lot No. 42 on the plan of Connell Estates, Section Two, of record in Plan Book 2900, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT TWO:
Being an 8,007 square foot parcel of land lying in Davidson County, Tennessee, City of Goodlettsville, as follows:

BEGINNING at an existing iron pin lying at the northeast corner of herein described parcel, also being the northeast corner of said Chuck Crook property, said point further described as being southeast corner of Lot #42 of Connell Estates, Section II (Plat Book 2900, page 150), and also lying in the west line of Mansker Heights, Section II (Plat Book 3106, page 43): thence leaving said point of beginning and running with the West line of Mansker Heights and Lot #20 of said Mansker Heights South 6 degrees 16 minutes 32 seconds West, a distance of 82.00 feet to a set iron pin lying at the northeast corner of Lot #1 of Squires Point Subdivision, Section II (Platt Book 7164, page 54): thence running with the north line of said Lot #1 North 84 degrees 54 minutes 43 seconds West a distance of 195.32 feet to a set iron pin in the south line of said Connell Estates: thence with the south line of Connell Estates and said Lot #42 North 72 degrees 29 minutes 46 seconds East a distance of 213.40 feet to the point of beginning, and containing 8,007 square feet according to a survey by Willis land Surveying, License #1547, dated January 14, 1995.

TRACT TWO has no access or road frontage and contains less than 5 acres, and cannot be conveyed as described herein without the conveyance of a parcel of land which would provide access.

BEING the same property conveyed to Jeffrey Pulley and Tammy Armstrong by deeds of records in Book 9372, page 893, and Book 9577, page 558, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Everett W. Sanders, Jr. and wife Carol E. Sanders by deed of record in book 9738, Page 69, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 104 DORR DRIVE, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072.

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

Witness my hand this the 12 day of June, 2000.

EVERETT W. SANDERS, JR.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named EVERETT WAYNE SANDERS, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 12th day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 3/27/04.