Davidson County DEEDQC
Recvd: 03/23/04 12:42 2pgs
Fees:12.00 Taxes:0.00
20040323-0032653

Prepared By:
Steltemeier & Westbrook, Attorneys
2002 Richard Jones Road, Suite C-101
Nashville, TN 37215

QUITCLAIM DEED

Address New Owner (s)
R. Franklin Sanders
401 Bowling Ave #56
Nashville TN 37205

Send Tax Bills To
(same)

Map/Parcel Numbers
104-13A-59

FOR AND IN CONSIDERATION of One dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Emily Evans Sanders and R. Franklin Sanders, as joint tenants with rights of survivorship,** by these presents does hereby quitclaim and convey unto **R. Franklin Sanders,** his heirs and assigns, all their right, title and interest in and to the following described tract of land:

> **Land in Davidson County, Tennessee, being Building Site 59, also designated at Unit 59 on the plan of Richmeade Place, Section IV, of record in Book 5210, Page 16, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.**
>
> **Being the same property conveyed to Emily Evans Sanders and R. Franklin Sanders, as joint tenants with rights of survivorship, by deed from J. Kevin Gardner and spouse, Kimberly D. Gardner of record in Book 9270, page 415, Register's Office for Davidson County, Tennessee.**

This is improved property known as **401 Bowling Avenue, #56, Nashville, TN 37205**.

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

Witness their hands this 19th day of March, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Emily Evans Sanders

R. Franklin Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Emily Evans Sanders and R. Franklin Sanders** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENN., this 19th day of APRIL, 2004.

STEVEN P. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

4/23/05
My Commission Expires:

NOTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is: $0.

Affiant

Subscribed and sworn to before me this 19th day of APRIL, 2004.

STEVEN P. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

4/23/05
My Commission Expires:

Notary