47

FROM

William C. Sanders, Jr. and wife,
Shirley B. Sanders

TO

Kathy J. Byers

Davidson County DEEDQC
Recvd: 10/04/04 08:09 3pgs
Fees:22.00 Taxes:0.00

20041004-0118896

FROM

Kathy J. Byers

TO

William C. Sanders, Jr. and wife,
Shirley B. Sanders

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Sanders, Jr.	New Owner	
(NAME)	(NAME)	
Lot No. 1	401 Ellen Drive	P/O Map 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080	Goodlettsville, TN 37072	Parcel 6
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2004

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 10-26-05
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a new legal description for Lot 1.

We, William C. Sanders, Jr. and wife, Shirley B. Sanders

by these presents do hereby quitclaim my/our interest unto Kathy J. Byers, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING a certain parcel or tract of land located in the 1st Council District of Davidson County, Tennessee, being Lot No. 1 on the Boundary Survey and Division, prepared by Fisher & Arnold, Inc., dated May 20, 2003, and being identified as William C. Sanders, Jr., and wife, Shirley B. Sanders property as of record in Instrument No. 20021114-0141432, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin at the intersection of the southerly right of way margin of Interstate 24 with the westerly right of way margin of Harper Road, said intersection being the northeasterly corner of said herein described tract;

Thence, with said westerly right of way margin of Harper Road, South 04 degrees 03 minutes 06 seconds East, 332.01 feet to an iron pin (old);

Thence, leaving said right of way of Harper Road with a new line, North 67 degrees 21 minutes 16 seconds West, 667.05 feet to an iron pin (new);

Thence, continuing with a new line, North 05 degrees 50 minutes 58 seconds East, 421.50 feet to an iron pin (new) in the southerly right of way of Interstate 24;

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot No. 1, Joelton, TN 37080
(House Number) (Street) (P.O. Address:) (City or Town) (Postal Zip)

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

LEGAL DESCRIPTION CONTINUATION

Thence, with said southerly right of way of Interstate 24, South 57 degrees 51 minutes 59 seconds East, 648.55 feet to the Point of Beginning, and containing, 5.08 acres, more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April, 2003.

BEING part of the same property conveyed to William C. Sanders, Jr., and wife, Shirley B. Sanders, by deed from Kay Wilson Camp, Billy Wayne Bracy, and Robert D. Huber, Successor Co-Trustees of The Estate of E. G. Bracy, Sr., Deceased, and Kay Wilson Camp, et al, as the trust beneficiaries and all of the heirs-at-law of E. G. Bracy, Sr., Deceased, as Individuals, of record in Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee.

This property is subject to an existing 12-foot-wide gravel access road across the southeasterly portion of said herein-described lot.

This property is also subject to an existing overhead power line crossing said herein-described tract.

This property is also subject to a 25-foot wide ingress/egress and public utility easement adjacent and parallel to the southerly property line of said herein-described tract.

This deed has been prepared from information furnished by the parties and no title search has been done.

And now, I, the said Kathy J. Byers, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto William C. Sanders, Jr. and wife, Shirley B. Sanders their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of September, 2004.

William C. Sanders, Jr.

Shirley B. Sanders

Kathy J. Byers Trustee.

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, William C. Sanders, Jr. and wife, Shirley B. Sanders, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of September, 2004.

Notary Public.

My commission expires: 10-26-05

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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, Kathy J. Byers, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of September, 2004.

Notary Public.

My commission expires: 10-26-05

DORIS COLEY SUMNER COUNTY, TENNESSEE

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE