Quitclaim Deed

Davidson County DEEDQC
Recvd: 12/30/04 10:42 2 pgs
Fees:12.00 Taxes:0.00
20041230-0154613

THIS QUITCLAIM DEED, executed this 29th day of December, 2004
by first party, Grantor, Gerald Wayne Sanders
whose post office address is 500 Cedarcreek Circle, Nashville, Tennessee 37211
to second party, Grantee, Paul Wayne Edwards
whose post office address is 500 Cedarcreek Circle, Nashville, Tennessee 37211
who will receive tax Bills

WITNESSETH, That the said first party, for good consideration and for the sum of ~~One Dollar~~ Dollars ($ ~~1.00~~)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

LAND in Davidson County, Tennessee, being Lot No. 90 on the plan of Cedarwood Estates, Section II, of record in Book 4860, page 58, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the easterly margin of Cedarcreek Drive said point being the common front corner of Lots 89 and 90, thence with the line between said two lots S 63° 26' 06" E 135.0 feet to a point in the westerly margin of Lot 91, thence with the same in a southwesterly direction 88.30 feet to a point in the northerlymargin of Cedarcreek Circle, said point being the beginning of a curve, thence around said curve to the left which has a radius of 50.00 feet, a distance of 47.07 feet to a concrete monument at the beginning of a curve, thence around said curve to the right, a distance of 36.14 feet to a concrete monument in the northerly margin of Cedarcreek Circle,thence in a westerly direction with the said margin of Cedarcreek Circle, a distance of 13.86 feet to the beginning of a curve, thence around said curve which has a radius of 25.00 feet to the right a distance of 39.27 feet to a concrete monument in the easterly margin of Cedarcreek Drive, thence with the same in a northerly direction 85.0 feet to the point of beginning.

BEING the same property conveyed to Ronnie B. Bolen and Gerald W. Sanders by deed from Brent Valley Builders, Inc., of record in Book 5067, page 352, Register's Office for Davidson County, Tennessee.

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

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Keith E Gold

Print name of Witness: Keith E Gold

Signature of Witness: Joe Davis

Print name of Witness: Joe Davis

Signature of First Party: Gerald Sanders

Print name of First Party: GERALD Sanders

Signature of Second Party: Paul W. Edwards

Print name of Second Party: Paul W. Edwards

Signature of Preparer Gerald Sanders

Print Name of Preparer GERALD Sanders

Address of Preparer 500 Cedarcreek Circle Nashville TN. 37211

State of Tennessee }
County of Davidson }

On December 29, 04 before me, J Brittney Baird,
appeared Gerald Sanders
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

J Brittney Baird
Signature of Notary

Affiant ____ Known ____ Produced ID
Type of ID TNDL 2837 [illegible]

BRITTNEY BAIRD
STATE OF TENNESSEE
NOTARY (Seal) PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
September 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
AFFIANT Gerald Sanders
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF Dec 20 04
Deputy Register

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