Return to

Prepared by:
CASTLEMAN TITLE
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
WILLIAM C. SANDERS, JR. 401 Ellen Drive Goodlettsville, TN 37072	New Owner	013-00-0-036.00

Davidson County DEEDQC
Recvd: 09/22/05 14:29 2 pgs
Fees:12.00 Taxes:0.00
20050922-0114079

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned, **WILLIAM C. SANDERS, III, and wife, ERIN MCCASLAND SANDERS,** by these presents do hereby quitclaim, grant and convey unto **WILLIAM C. SANDERS, JR., and wife, SHIRLEY B. SANDERS,** all of their interest in and to the following tract or parcel of land in **Davidson County, Tennessee**, to-wit:

LAND in the 1st Civil District of Davidson County, Tennessee, being Lot 4 of the William C. Sanders, Jr., and wife, Shirley B. Sanders property, as of record in Instrument No. 20021114-0141432, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin (new) in the easterly line of the property conveyed to Walter O. Booker, et ux, as of record in Deed Book 327, Page 222, Register's Office for Davidson County, Tennessee, said iron pin being South 06 degrees 21 minutes 18 seconds West, 515.00 feet from an existing concrete monument in the southerly right of way margin of Interstate 24;

THENCE, leaving Booker with new lines as follows: South 67 degrees 21 minutes 16 seconds East, 520.67 feet to an iron pin (new); South 18 degrees 05 minutes 44 seconds West, 413.77 feet to an iron (new), North 84 degrees 38 minutes 32 seconds West, 415.63 feet to an iron pin (new), said pin being in the easterly line of Booker;

THENCE, with Booker's easterly line, North 06 degrees 21 minutes 18 seconds East, 558.40 feet to the Point of Beginning, and containing 5.13 acres, more or less, according to a survey by Fisher & Arnold, Inc., Nashville, Tennessee, said survey being performed in April 2003.

BEING the same property conveyed to William C. Sanders, III, and wife, Erin McCasland Sanders, by deed from William C. Sanders, Jr., and wife, Shirley B. Sanders, as of record in Instrument 20030825-0123168, in the Register's Office for Davidson County, Tennessee.

THIS property is subject to an existing 12-foot-wide gravel access road across the southerly 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 northerly property line of said herein-described tract.

This Deed has been prepared from information furnished by the Grantors and no title search has been performed.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 31ST day of August, 2005.

WILLIAM C. SANDERS, III

ERIN MCCASLAND SANDERS

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, III, and wife, ERIN MCCASLAND SANDERS,** the bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 31ST day of August, 2005.

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

SWORN to and subscribed before me,
this 31ST day of August, 2005.

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY