**THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney**
**323 Emery Drive, Nashville, TN 37214**

**This instrument prepared based upon information furnished by the parties. No warranty of title, either expressed or implied**

**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 15th day of March, 2006.

Notary Public
My Commission Expires: 7/21/09

**NAME OF NEW OWNER(S)**
Return to:
**Jo Ann Sanders**
**2717 Emery Drive**
**Nashville, TN 37214**

Map 96-9
Parcel 69

SEND TAX BILLS TO:
New Owners

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION FOR THE SUM OF TEN** ($10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John A. Hobbs, hereinafter referred to as Grantor(s), do(es) hereby transfer, quitclaim and convey unto **Jo Ann Sanders,** hereinafter referred to as Grantee(s) all right, title and interest that he may possess in the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Meadowview Acres, Section III, as of record in Book 2083, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 87 feet on the southerly margin of Emery Drive and runs back between lines 275.3 feet on the easterly side line and 274.7 feet on the westerly side line to a rear line measuring 88.3 feet thereon.

Being the same property conveyed to John A. Hobbs, a married man, by deed of record in Instrument No. 200004050034495, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is improved property known as 2717 Emery Drive, Nashville, TN 37214.

**IN WITNESS WHEREOF,** I have hereto set my/our hand(s) this 15th day of March, 2006.

Grantor(s)

John A. Hobbs

Davidson County DEEDQC
Recvd: 03/20/06 15:17 2 pgs
Fees:12.00 Taxes:0.00
20060320-0032017

**STATE OF TENNESSEE:**
**COUNTY OF DAVIDSON:**

Personally before me, the undersigned Notary Public, in and for said County and State, John A. Hobbs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of March, 2006.

Notary Public

My Commission Expires: 7/21/07