Davidson County DEEDQC
Recvd: 03/21/06 13:35 2 pgs
Fees:12.00 Taxes:0.00

20060321-0032359

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
BERNARD SANDERSON **838 Percy Warner Boulevard** **Nashville, Tennessee 37205**	**SAME**	**9D-58635** **MAP 129-15** **PARCEL 89**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **We, BERNARD SANDERSON and wife, DOROTHY SANDERSON for the purpose of creating a tenancy in common and not a tenancy by the entireties**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **BERNARD SANDER SON (50%) and DOROTHY SANDERSON (50%) as tenants in common**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 3, on the Plan of West Meade Highlands, Section I, as of record in Book 3700, page 70, Register's Office for said County.

Said Lot No. 3 fronts 99.61 feet on the southerly side of Percy Warner Boulevard, and extends back 138.6 feet on the easterly line and 290.8 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 171.60 feet.

Being the same property conveyed to Bernard Sanderson and wife, Dorothy S. Sanderson by deed from Fischer and Short Construction, Inc., a Tennessee corporation, of record in Book 4222, page 894, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **838 Percy Warner Boulevard, Nashville, Tennessee 37205**

WITNESS our hands this 14th day of March, 2006.

Bernard Sanderson
BERNARD SANDERSON

Dorothy S. Sanderson
DOROTHY S. SANDERSON

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 BERNARD SANDERSON and wife, DOROTHY S. SANDERSON, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17 day of March, 2006.

Pat Ruskin
NOTARY PUBLIC

My Commission Expires: 09/20/08

PAT RUSKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY