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

20060321-0032362

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 17 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	**SAME**	**56-16-221**
838 Percy Warner Boulevard		**13DA-23110**
Nashville, TN 37205		

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 S. SANDERSON, for the express 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 SANDERSON (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 FOLLOW-TO-WIT:

BEING Lot No. 218 on the Plan of Trinity Hills Village, Section 2, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 218 fronts 35.5 feet on the westerly margin of Troy Court and extends back 130.0 feet between parallel lines to a line in the rear on which it measures 125.1 feet thereon.

BEING the same property conveyed to Bernard Sanderson and wife, Dorothy S. Sanderson by deed from Albert L. Ellis and wife, Janice W. Ellis of record in Book 5440, page 563, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **612 Troy Court, Nashville, Tennessee 37207**

WITNESS our hands this 17 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 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

