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

20060321-0032363

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

QUIT CLAIM DEED

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

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 14 DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

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, TN 37205**	**SAME**	**59-12** **5**

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, **I, BERNARD SANDERSON, a married person, for the express purpose of creating a tenancy in common**

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 FOLLOWS TO-WIT:

LAND in the 13th Civil District Annexed (Formerly 12th Civil District) of Davidson County, Tennessee, being Lot No. 245 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description.

BEING the same property conveyed to Bernard Sanderson by deed from Deborah D. Meadows of record in Book 5381, page 346, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of his.

This is improved (X) property known as **608 MacLaurin Court, Nashville, Tennessee 37207**

WITNESS my hand this 14 day of March, 2006.

Bernard Sanderson

BERNARD 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, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he 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

