Davidson County DEEDQC
Recvd: 10/09/07 10:28 1 pgs
Fees:12.00 Taxes:0.00
20071009-0120105

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Highland Title, LLC
394 West Main, Suite B-5
Hendersonville, TN 37075

OWNERS ADDRESS:
Jonathan D. Sanders-Byrd
1517 Neelys Bend Road
Madison, TN 37115

SEND TAX BILLS TO:
Jonathan D. Sanders-Byrd
1517 Neelys Bend Road
Madison, TN 37115

Map 63/ Parcels 5-4

KNOW ALL MEN BY THESE PRESENTS that I, **Rudy Trammell, unmarried.**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Jonathan D. Sanders-Byrd, unmarried and Shirley R. Sanders, unmarried**, their heirs and assigns, such of my right, title and interest, such as would create a tenancy by the entirety with the right of survivorship in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 4 on the Plan of Dillard Acres of record in Plat Book 6200, Page 578, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

THE plan of record in Book 6200, Page 578, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 5 foot easement for public utility and drainage along the side lines and 10 feet along the rear line(s) of said lot and a 20 foot joint access easement located on the Northwesterly street line of said lot.

BEING the same property conveyed to Jonathan D. Sanders-Byrd, unmarried, Shirley R. Sanders, unmarried and Rudy Trammell, unmarried by Warranty Deed from Scott A. Chevalier and wife, Valerie L. Chevalier, dated August 24, 2006, recorded August 28, 2006, of record in Instrument Number 20060828-0105544, Register's Office for Davidson County, Tennessee.

Witness my hand this 4 day of October, 2007.

Rudolph Trammell
Rudy Trammell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Rudy Trammell**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 4 day of October, 2007.

Notary Public:

My Commission Expires: 12/09/08

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

STATE OF TENNESEE
COUNTY OF Sumner

The actual consideration for this transfer is $0.00.

Shirley Sanders
AFFIANT

Subscribed and sworn to before me this the 4 day of October, 2007.

Notary Public:

My Commission Expires: 12/09/08

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.