Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20080602-0055521

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210
(615)365-6535

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ricky A. Sanders,** for the purpose of relinquishing my ownership, by these presents do hereby quitclaim and convey to **Teresa D. Sanders** all of my right, title, life estate and interest in and to the following described tract of land to wit:

Land in the 2nd, Formerly the 5th, Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5, Page 384, of the County Court for said County, and being part of tract No. 1 on the Map of the partition of the land involved in the cause of P.M. Matlock and wife, vs. Mrs. E. Sinnott, et al, Rule Nos. 48000 and 48003, Chancery Court. as shown of record in Plan Book 3, page 21, Chancery Court at Nashville, described as follows:

Beginning in the center of Murfreesboro Pike at the northwest corner of the property conveyed to Robert H. Croswell and wife, by deed from William W. Moore and wife, of record in Book 2907, page 247, Register's Office for said County; thence with said Croswell's western boundary line, south 35 deg. 40 min. west, 206 feet 1 inch; thence north 54 deg. 20 min. west, 100 feet; thence north 35 deg. 40 min. east, 207 feet 2 inches to the center of said Pike, thence with same, south 54 deg. east 100 feet to the beginning.

Being the same property conveyed to Ricky A. Sanders and wife, Teresa D. Sanders by warranty deed in Instrument No.20009210028733, September 21, 2000, in Register's Office for Davidson County, Tennessee.

This is improved property known as **1823 Old Murfreesboro Pike, Nashville, Tennessee 37217.**

This instrument was prepared from information furnished by the parties.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand and seal on this 31 day of May 2008.

Ricky A. Sanders

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 **Ricky A. Sanders**, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of May 2008.

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

Notary Public

My Commission Expires SEPT. 19, 2009

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this the 31st day of May 2008.

My commission expires:

Notary Public

My Commission Expires SEPT. 19, 2009

ADDRESS OF NEW OWNERS
Teresa D. Sanders
1823 Old Murfreesboro Pike
Nashville, TN 37217

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
135·00·0 - 098.00

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 2nd, Formerly the 5th, Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of Mrs. Theodosia Powers, as set apart to her in Minute Book 5. Page 384, of the County Court for said County, and being part of tract No. 1 on the Map of the partition of the land involved in the cause of P.M. Matlock and wife, vs. Mrs. E. Sinnott, et al, Rule Nos. 48000 and 48003, Chancery Court, as shown of record in Plan Book 3, page 21, Chancery Court at Nashville, Described as follows:

Beginning in the center of Murfreesboro Pike at the northwest corner of the property conveyed to Robert H. Crowell and wife, by deed from William W. Moore and wife, of record in Book 2907, page 247, Register's Office for said County; thence with said Crowell's western boundary line, south 35 deg. 40 min. west, 206 feet 1 inch; thence north 54 deg. 20 min. west, 100 feet; thence north 35 deg. 40 min. east, 207 feet 2 inches to the center of said Pike; thence with same, south 54 deg. east 100 feet to the beginning.

Being the same property conveyed to Ricky A. Sanders and wife, Teresa D. Sanders, by Warranty Deed from Floyd S. Maxwell and wife, Dorothy J. Maxwell, dated March 16, 2000 and recorded March 21, 2000 in Instrument Number 200003210028733, Register's Office for Davidson County, Tennessee.