Prepared by:
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6414 Jocelyn Hollow Road

BILL GARRETT, Davidson County
Trans:T20100055842 DEEDQC
Recvd: 09/07/10 11:27 4 pgs
Fees:22.00 Taxes:0.00
20100907-0070852

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**Parcel ID:**
James J. Sanders, III **6414 Jocelyn Hollow Road** **Nashville, TN 37205**	**(SAME)**	**115 15 0 083.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, STEPHEN W. SANDERS and MARGARET SANDERS MOWRY, (hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey unto JAMES J. SANDERS, III, (hereinafter referred to as "Grantee"), his successors and assigns, all right, title and interest in fee simple in and to the following described property located in Davidson County, Tennessee:

> Being Lot No. 81, on the Plan of West Meade Farms, Inc., Section "D", as of record Book 1835, pages 40 and 41, Register's Office for said County.
>
> Said Lot No.81 fronts 164.8 feet on the northerly side of Jocelyn Hollow Road and runs back 365.8 on the easterly line and 414.5 feet on the westerly line, to a dead line, measuring 303.9 feet thereon.
>
> Being part of the property conveyed to Margaret Frogge Sanders in fee simple by Deed, dated April 9, 1965, from James Jernigan Sanders, Jr., of record Book 3890, page 167, said Register's Office; and being the same property conveyed by deed from West Meade Farms, Inc. to James Jernigan Sanders, Jr. and Wife, Margaret Frogge Sanders, of record Book 2028, page 322, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to James J. Sanders, III, Stephen W. Sanders and Margaret Sanders Mowry upon the death of Margaret Frogge Sanders, pursuant to her Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee on January 27, 2009.

#522692

This is improved property, known as 6414 Jocelyn Hollow Road, Nashville, Tennessee, 37205.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to MARGARET FROGGE SANDERS. This transfer is by quitclaim and Grantors make no warranties about the title.

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

WITNESS MY HAND this 29th day of June, 2010.

STEPHEN W. SANDERS, Grantor

Margaret Sanders Mowry

MARGARET SANDERS MOWRY, Grantor

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, _____, a Notary Public of this County, STEPHEN W. SANDERS, the within named 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, at office, this 29th day of June, 2010.

BONNIE F. SEGGELINK
Notary Public,
State of Texas
Comm. Exp. 07-10-13

Bonnie F Seggelink
Notary Public
My Commission Expires: 7-10-13

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Poonam Bery, a Notary Public of this County, MARGARET SANDERS MOWRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 6th day of July, 2010.

POONAM BERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Poonam Bery
Notary Public
My Commission Expires: November 07, 2011

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

POONAM
DAVIDSON COUNTY

JAMES J. SANDERS, III, Grantee

Sworn and subscribed to before me this 6th **day of** July, **2010.**

My Commission Expires: November 07, 2011

Notary Public