THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
JOHN C. HESS, P.C.
1004 HICKORY HILL LANE, SUITE 9
HERMITAGE, TENNESSEE 37076
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BILL GARRETT, Davidson County
Trans:T20110057425 DEEDQC
Recvd: 09/15/11 14:16 2 pgs
Fees:12.00 Taxes:0.00
20110915-0071787

QUIT CLAIM DEED

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL ID:
TERRY LAW BIRD JAMES KEITH LAW DWAYNE THOMAS LAW 5007 BONNAWELL DRIVE HERMITAGE, TENNESSEE 37076	SAME	74-16-92

FOR AND IN CONSIDERATION of love and affection and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Patsy P. Sanderson ("Grantor"), do hereby transfer and convey to my children, Terry Law Bird, James Keith Law and Dwayne Thomas Law ("Grantees"), a limitation of my retained life estate to actual possession of the real property; that upon my inability to occupy the property due to health, physical or mental limitations, as certified by a medical doctor, my life estate will terminate and the house and contents are to be sold and/or equally divided between my three children; to wit that certain parcel or tract of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 393 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 393 fronts 85 feet on the southerly side of Bonnawell Drive and extends back 153.8 feet on the westerly line and 146 feet on the easterly line to a dead line, measuring 85. 4 feet thereon.

AND BEING THE SAME PROPERTY CONVEYED by Quit Claim Deed from Patsy P. Sanderson and Lewis Keith Sanderson to Terry Law Bird and James Keith Law of record at Book 7823, Page 291, and by Quit Claim Deed from Terry Law Bird and James Keith Law, as joined by Patsy P. Sanderson, to Terry Law Bird, James Keith Law and Dwayne Thomas Law dated November 2, 2000, of record at 20001106-0110136 Register's Office of Davidson County, Tennessee.

This is improved property known as 5007 Bonnawell Drive, Hermitage, Tennessee 37076

This conveyance is made subject to all restrictions, easements, zoning and planning ordinance, and health department regulations that may affect the property.

Grantor hereby conveys said real estate together with improvements, appurtenances, estate, title and interest to the said Grantees, their successors, heirs and assigns, insofar as the Grantor may convey said title, but no further or greater.

WITNESS my hand this 14th day of September, 2011.

Patsy P Sanderson
PATSY P. SANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Hess, a notary public at large for the State of Tennessee, Patsy P. Sanderson, with whom I am personally acquainted, or who proved herself to me upon sufficient evidence, and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and seal this 14th day of September, 2011.

NOTARY PUBLIC AT LARGE
My commission expires: 05-20-2014

JOHN C. HESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Patsy P Sanderson

SWORN TO AND SUBSCRIBED before me this 14th day of September, 2011.

NOTARY PUBLIC AT LARGE
My commission expires: 05-20-2014

JOHN C. HESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.