THIS INSTRUMENT PREPARED BY:

Richard L. Albers, Attorney
3221 Nolensville Road
Nashville, TN 37211
Phone: (615)832-0138

QUITCLAIM DEED

BOOK 5399 PAGE 263

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell F. Richardson, et ux (NAME)	Murphree Mortgage Company (NAME)	6D-57750
197 Woodson Lane (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	W8
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ben D. Stoner, Jr. & Mary Josephine Stoner Richardson a/k/a Mary Joe Stoner a/k/a Mary Joe Richardson a/k/a Mary Jo Richardson and Mary Jo Stoner, by these presents do hereby quitclaim and convey unto Russell F. Richardson and Mary Jo Richardson, tenants by entirety their successors and assigns, all their right, title and interest in and to the following described tract of land:

BEING Lot No. 58 on the Map of Parma Heights Subdivision, as of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee;

SAID Lot No. 58 fronts 80 feet on the south side of Woodson Lane and runs back 167 feet on the easterly line and 117.6 feet on the westerly line to a broken line, measuring 106 feet thereon.

BEING the same property conveyed to Randall Phillips Builders, Inc. by deed from W. Newson Reasonover and wife, Dorothy Reasonover, (who took from Thomas E. Mullins and wife, Dorothy B. Mullins), of record in Book 3615, page 269, Registers' Office for said County; being the same property conveyed to Ben D. Stoner and wife, Mary Jo Stoner, by deed from Randall Phillips Builders, Inc. of record in Book 3615, page 405, Register's Office for said County; and being the same property conveyed to Mary Joe Stoner (now Mary Joe Richardson) by quitclaim deed from Ben W. Stoner, of record, in Book 4539, page 154, Register's Office for Davidson County; and being the same property conveyed to Mary Josephine Stoner Richardson and Ben D. Stoner, Jr. by deed from Mary Joe Stoner (now Mary Joe Richardson) of record in Book 5196, page 508, Register's Office for Davidson Co., Tenn.

This conveyance is made subject to the restrictions recorded in Book 2104, page 614; and to the easements and limitations shown on the Map of Record in Book 2133, page 23, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 26th day of February, 19 79

Affiant

My commission expires: 8-18-79 (Affix Seal)

Notary Public

NOTARY PUBLIC · RICHMOND · DAVIDSON COUNTY

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

Witness our hands this 26th day of February, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ben D. Stoner Jr.
Ben D. Stoner, Jr.

Mary Josephine Stoner Richardson
Mary Josephine Stoner Richardson

5398 02/27 4.00- CHECK

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben D. Stoner, Jr. and Mary Josephine Stoner Richardson

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 1979.

Richard L. Albers Notary Public

Commission expires 8-18-79

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ _____the within named bargainor, a corporation, and that ___he as such _____,being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this_____day of_____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

BEN D. STONER, JR. and
MARY JOSEPHINE STONER RICHARDSON

TO

RUSSELL F. RICHARDSON and

MARY JO RICHARDSON

F. I. 5. 9. 4. 0.

IDENTIF. REFERENCE

FEB 27 2 55 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627