5190 0740 6.00- CASH

BOOK 5786 PAGE 596

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wilma J Richards	same	Map 91-16
(NAME) 4503 Park Ave.	(NAME)	par 43
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Wilma Joyce Richards and father Glen D. Richards, jointly for life with remainder upon the death of either, to the survivor

~~We~~, I, Wilma Joyce Richards

by these presents do hereby quitclaim and convey unto John B. Duncan, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Being lot No. 404 of Block 18 on the Plan of Charlotte Park, First Addition of Nashville. as of record in book 57, page 103, Register's Office for said County.

Said lot No. 404 frons 50 feet on the southerly side of Park Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilma Joyce Richards by deed from Larry N. Sanderson and wife of record in book 5143, page 305, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tn.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ no monetary

Subscribed and sworn to before me, this the 7th day of June, 1981

Affiant

My ~~commission expires~~:

(Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 4503 Park Avenue Ave. (House Number) (Street) Nashville, Tn. P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said John B. Duncan, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Wilma Joyce Richards and Father Glen D. Richards, jointly for life, with remainder upon the death of either to the survivor, in fee

their *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 26th *day of* June, *19* 81.

THIS INSTRUMENT WAS PREPARED BY:

Wilma J. Richards

John B. Duncan

Trustee.

BOOK 5766 PAGE 597

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James L Burns Jr, a Notary Public in and for said County and State, the within named, Wilma Joyce Richards, the 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 26 day of June, 1981

James L Burns
Notary Public.

My commission expires: My Commission Expires April 21, 1985

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James L Burns Jr., a Notary Public in and for said County and State, the within named John B. Duncan, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of June, 1981

James L Burns
Notary Public.

My commission expires: My Commission Expires April 21, 1985

G 4 9 4 8 5

IDENTIF. REFERENCE

JUL 7 11 02 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

QUITCLAIM

Deed

From: Wilma Joyce Richards

to: John B. Duncan, Trustee.

AND

From: John B. Duncan, Trustee.

to: Wilma Joyce Richards, etal

Mail to Duncan Realty Co
430 Church St
37205

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238