Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 6314 PAGE 841

FROM

Glenn D. Richards

AND

Jimmy A. Duncan, Trustee

TO Jimmy A. Duncan, Trustee

TO Wilma J. Richards and Glenn D. Richards

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn D. Richards (NAME)	SAME (NAME)	91-16
4203 Elkins Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part 205 Blk
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan
Attorney at Law
4904 Charlotte Ave.
Nashville, Tenn. 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

— THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ - 0 - Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: 11-2-87

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create an estate of tenants in common

~~We~~, I, Glenn D. Richards

by these presents do hereby quitclaim and convey unto Jimmy A. Duncan

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being lot No. 104 of Block 3 on the plan of the Charlotte Park Company's first addition to west Nashville, as of record in Book 57, Page 103, Register's Office for said County. Said Lot No. 104 fronts 50 feet on the Southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 180 feet to an Alley.

Being the same property conveyed to Glenn D. Richards and wife, Ethel Richards by deed from John H. Barnes, Trustee for Sadie E. Barnes, by Installment Deed, dated April 6, 1945 and recorded in the Register's Office for Davidson County, Tennessee in Book 1323, page 92. The said Ethel Richards having since died.

CHECK

This is unimproved ( ) improved (x) property, known as 4203 Elkins Ave., Nashville, Tn. 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

4736

And now, I, the said Jimmy A. 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 J. Richards and Glenn D. Richards

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 25th day of May, 1984.

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Glenn D. Richards

Glenn D. Richards

Trustee.

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, Glenn D. 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 25th day of May, 1984

John B. Duncan

Notary Public.

My commission expires: 10-1986

JOHN B. DUNCAN NOTARY PUBLIC

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 Jimmy A. 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 25th day of May, 1984

John B. Duncan

Notary Public.

My commission expires: 10-1986

JOHN B. DUNCAN NOTARY PUBLIC

T 28869

IDENTIF. REFERENCE

JUN 13 12 34 PM '84

FEE $ TAX PAID REGISTER DAVIDSON COUNTY, TN