This instrument was prepared from information supplied by client:

BOOK 8270 PAGE 424

QUIT CLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel No.
Blake E. Richardson et ux	Suntrust Mortgage, Inc	95-12-69
2623 Emery Drive	P.O. Box 100100	
Nashville, TN 37214	Atlanta Ga 30048	

THIS INSTRUMENT WAS PREPARED BY:
DOAK & HOLLAND ATTORNEYS
105 BONNABROOK DR. SUITE 207
HERMITAGE TN 37076

83919 IDENTIF. TREFERENCE JAN 7 12 25 PM '91 ELLIN L. CHANDLER, REGISTER DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transaction is $None-In-Family-Transfer

AFFIANT: Blake E Richardson
SWORN to and subscribed before me on this 7th day of January 1991.
~~NOTARY PUBLIC~~ L. Chandler, Dep. Reg
~~My Commission Expires:~~

FOR $1.00, AND NO OTHER MONETARY CONSIDERATION,
I, SUSAN AMANDA ZIEGLER PHILLIPS

by these presents does/do hereby quitclaim and convey unto
BLAKE E. RICHARDSON AND WIFE, SUSAN KELLI RICHARDSON

their, successors and assigns, all of my/our interest in the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Meadowview Acres, as of record in Book 2133, Page 50, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 85 feet on the southerly margin of Emery Drive and extends back 206.4 feet on the westerly side and 191.5 feet on the easterly side, to a line in the rear on which it measures 86.3 feet.

BEING the same property conveyed to Susan S. Ziegler, a single person, now deceased, by deed from Sarah Kathleen Murdock Michael and husband Jerry Michael, as of record in Book 7934, Page 472, Register's Office for Davidson County, Tennessee. The said Susan S. Ziegler died on November 17th, 1989, leaving a Will naming the within named Susan Amanda Ziegler Phillips the sole beneficiary of her estate.

GRANTEES assume and agree to pay that certain Deed of Trust executed by Susan S. Ziegler of record in Book 7934, Page 475, Register's Office for Davidson County, Tennessee, securing to SunTrust Mortgage, Inc., an indebtedness in the original principal amount of $50,197.00.

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this the 27 day of Dec, 1990.

Susan Amanda Ziegler Phillips
SUSAN AMANDA ZIEGLER PHILLIPS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3020 01/07 0101 01CASH 6.00

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid state and county, the within named Susan Amanda Ziegler Phillips, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee on this the 27th day of December, 1990.

5-5-91
My Commission Expires:

Rue Linn Fuetz
NOTARY PUBLIC