0296428

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

IDENTIFICATION REFERENCE 39-B File #97-1051

QUITCLAIM DEED

BOOK 10423 PG 592

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned **Virginia Pounders Richardson**, hereinafter called the **Grantor,** by these presents, does hereby quitclaim and convey unto **Frances B. Pounders**, hereinafter called the **Grantee**, its successors and assigns all of its rights, title and interest in and to the following described property in Davidson County, Tennessee, described as follows:
To Wit:

TRACT I: (939 Woodland Street, Nashville, TN 37206)

Property located in Davidson County, Tennessee, being Lot No. 24 on the Map of Mrs. Jane A. M. Davis' Addition to Edgefield, as of record in Book 1, Page 41, of the Chancery Court at Nashville.

Said Lot No. 24 fronts 50 feet on the north side of Woodland Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to R. V. Pounders, Jr. and wife, Frances Pounders a 1/2 interest by deed of record in Book 4012, Page 54, RODC, and R. V. Pounders (a.k.a. R. V. Pounders, Jr.) a 1/2 interest by deed in Book 2881, Page 282, RODC. Said R. V. Pounders (R. V. Pounders, Jr.) died intestate, leaving as his heirs at law Frances B. Pounders, R. V. Pounders, III and Virginia Pounders Richardson.

TRACT I-B: (941 Woodland Street, Nashville, TN 37206)

Property located in Davidson County, being Lot No. 23 on the Plan of Mrs. Jane A.M. Davis' Addition to Edgefield, also known as East Nashville, as of record in Plan Book 1, Page 41, Chancery Court at Nashville.

Said Lot No. 23 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Frances B. Pounders and Robert V. Pounders, Jr., by deed of record in Book 7492, Page 306 RODC. Said Robert V. Pounders, Jr. (a.k.a. R.V. Pounders, Jr.) died intestate leaving as his heirs at law Frances B. Pounders, R.V. Pounders, III, and Virginia Pounders Richardson.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 939 and 941 Woodland Street, Nashville, TN 37206

WITNESS THE EXECUTION HEREOF this 16 day of April, 1997.

Virginia Pounders Richardson
VIRGINIA POUNDERS RICHARDSON

State of North Carolina)
County of Randolph)

BOOK 10423 PG 593

On this the 16th day of April, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Virginia Pounders Richardson**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Marlene Peery
Notary Public

My Commission Expires: 5/24/2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00**.

Frances B. Pounders
Affiant

Sworn and subscribed before me on this the _____ day of April, 1997.

Lisa J. Bond
Notary Public

My Commission Expires: 3-27-99

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Frances B. Pounders	owner	82-12-350 & 351

1709 04/21 0101 03CHECK 8.00