SEND TAX BILLS TO: (New Owner)
Elner Richardson
4332 Bull Run Road
Antioch City, Tn 37015

THIS INSTRUMENT PREPARED
BY: Jerome M. Converse
Attorney at Law
Springfield, Tennessee

Map_____
Parcel_____

Map 55
Par. 9

QUITCLAIM DEED

THIS INDENTURE, made this the 15 day of July, 1997, between HAZEL JEAN WHITLEY RICHARDSON, Party of the First Part, and ELNER N. RICHARDSON, Party of the Second Part, both residents of the State of Tennessee.

BOOK 10592 PG 729

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of TEN DOLLARS ($10.00), to her in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and QUITCLAIMED, and does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, certain real property located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT NO 1: Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2, 3, 5, 6, and 7 on the Map of Processioning Survey for W.L. Thompson Subdivision of the Elizabeth Curtis Estates, as of record in Book 332, page 14, Register's Office for said County, and described according to a survey thereof made by Ralph W.C. Lambert, Surveyor, June 26, 1954, as follows:

Beginning at a point in the centerline of Bull Run Road, at the common corner of Tracts Nos. 1 and 2; thence with the line between said Tracts, along a fence line, north 21 deg. 30' west 420 feet to a locust, and continuing with the fence north 3 deg. east 760 feet to an oak tree; thence south 88 deg. east 627 feet to a hickory; thence north 3 deg. east 1550 feet to a stone; thence south 88 deg. east 1300 feet to a stone in the west line of the lands of Watson and Copeland; thence with their west line, along a fence, south 1 deg. 30' east 1295 feet more or less, to a corner post, being the northeast corner of a 4-acre tract conveyed to Thos. T. Lowery and wife, by deed of record in Book 1427, page 375; thence along Lowery's north line, south 60 deg. 15' west 416 feet to a corner post; thence with Lowery's west line, along a fence, south 1 deg. 30' west 16 feet to a point at the northeast corner of the land conveyed to Henry C. Seat and wife, by deed of record in book 2198, page 587, said Register's Office; thence along Seat's northerly line south 60 deg. 16' west 790 feet to a corner post, Seat's northwest corner, in the east line of a tract of 4-1/2 acres marked "Reserved" on said Lambert Survey; thence with the line of said Reserved tract, as follows: North 38 deg. west 400 feet to a twin walnut; thence north 88 deg. west 275 feet to a 2-inch elm; thence south 20 deg. east 600 feet to two wild cherries; thence south 32 deg.

2-00

50 ' east 300 feet to the center line of Bull Run Road; thence with the center line of the same, south 60 deg. 15' west 578 feet to the beginning, containing 51 acres, more or less.

Being the same real property conveyed to E.N. Richardson and wife, Clara M. Richardson, by deed from Woodrow W. Smith and wife, of record in book 2291, page 225, Register's Office for said County.

TRACT NO 2: Being in the 13th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of the Processioning Survey for W.L. Thompson Subdivision of the Elizabeth Curtis Estate, as of record in Book 332, page 14, Register's Office for said County, described as follows:

BOOK 10692 PG 730

Beginning at a gum tree in the southern boundary line of the Barnes property being the northeast corner of said Lot 4; said point being the northwest corner of Lot No. 5 on said Map; thence with the line between said Lots 4 and 5, south 3 deg. west 94 poles to a hickory; thence north 88 deg. 38 poles to a dogwood; thence north 3 deg. east 94 poles to a stone and elm in the southern boundary line of said Barnes property; thence with said Barnes line, south 88 deg. east 38 poles to the beginning, containing 22.75 acres, more or less.

Being the same real property conveyed to E.N. Richardson and wife, Clara M. Richardson, by deed from Melvin E. Wayman and wife, or record in book 2448, page 217, Register's Office for said County.

This instrument subject to easement for right-of-way of Bull Run Road lying within boundaries of premises as herein described.

TRACT NO 3: Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Map of Processioning survey for Mrs. W.L. Thompson's Subdivision of the Elizabeth Curtis Estate, as of record in Book 332, page 14, Register's Office for said county, described as follows.

Beginning at a point being the southeast corner of the property conveyed to Thomas L. Walker and wife, Rachel Ann Walker, by deed from James L. Williams and wife, Doris Irene Williams, of record in Book 2804, page 268, Register's Office for said County; thence with the center line of said Bull Run Road in a northerly direction 208 feet to a point; thence westerly and parallel to the northerly line of the property described in the aforementioned deed 416 feet to a point; thence southerly and parallel with said Bull Run Road 208 feet to a point; thence easterly 416 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to E.N. Richardson and wife, Clara Richardson, by deed from James L. Williams and wife, Doris Irene Williams of record in Book 2996, page 581, Register's Office for Davidson County, Tennessee.

The said E. N. Richardson is the same person as Elner N. Richardson. The said Clara Richardson is deceased and the said Elner N. Richardson became the owner in fee of said premises as the surviving tenant. The said Elner N. Richardson married Hazel Jean Whitley Richardson on October 4, 1996. The said Elner N. Richardson and Hazel Jean Whitley Richardson divorced in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 96-3293, on July 18, 1997. Pursuant to the Final Decree

of Divorce, any and all right, title and interest the said Hazel Jean Whitley Richardson possessed in the aforesaid real property was divested from her and vested in the said Elner N. Richardson.

IN WITNESS WHEREOF, the said Party of First Part has hereunto set hand and seal the day and year first above written.

Hazel Jean Whitley Richardson
HAZEL JEAN WHITLEY RICHARDSON

BOOK 10692 PG 731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAZEL JEAN WHITLEY RICHARDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 1997.

Ella W. Woodall
NOTARY PUBLIC

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 21st day of July, 1997.

NOTARY PUBLIC/Register

ROBERTSON COUNTY, TN NOTARY PUBLIC AT LARGE

My Commission Expires: 5-6-98

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PICK-UP

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