Boy 18A
M. Sontag

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
2700 First American Center
Nashville, Tennessee 37238
Doc. 2092818 02/25/00 gh

QUITCLAIM DEED

TO CREATE TENANCY IN COMMON

Instr:200003280031017 Page: 1 OF 3
REC'D FOR REC 03/28/2000 10:10:29AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
James Edward Richards, III Donna Kay Richards 10 Castlewood Court Nashville, Tenn. 37215	Same	Map 144-8-B Parcel 10

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JAMES EDWARD RICHARDS, III AND DONNA KAY RICHARDS, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JAMES EDWARD RICHARDS, III AND WIFE, DONNA KAY RICHARDS, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 10 Castlewood Court, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 27th day of March, 2000.

James Edward Richards, III

Donna Kay Richards

Michael D. Sontag

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James Edward Richards, III and Donna Kay Richards, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2000.

Lori D. Cox
Notary Public

My Commission Expires:
7/20/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of March, 2000.

Lori D. Cox
Notary Public

My Commission Expires:
7/20/03
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me
this 27th day of March, 2000.

Lori D. Cox
Notary Public

My Commission Expires:
7/20/03
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revision of Castlewood of record in Plat Book 6900, page 133, said Register's Office, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James Edward Richards, III and wife, Donna Kay Richards, by deed of record in Deed Book 10873, page 948, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6483, Page 391 and Book 8165, page 130, said Register's Office, and to the matters set forth in the referenced Plan of record.