Box 1

FROM
William E. Richardson

TO
Charles E. Richardson, Jr.

Davidson County DEEDQC
Recvd: 12/19/00 14:49 6pgs
Fees:25.00 Taxes:0.00
20001219-0124463

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Charles E. Richardson, Jr.	OWNER	061-07-0
917 Broadmoor Drive		022
Nashville, Tennessee 37216		

THIS INSTRUMENT WAS PREPARED BY

GUARANTY TITLE AND ESCROW CO.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ -0-

affiant

Subscribed and sworn to before me, this the 18th day of December, 2000.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
My Commission Expires 2-10-2002

Notary Public
Commission Expires:_____

I, William E. Richardson do hereby quitclaim to Charles E. Richardson, Jr. his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Being Lot No. 1 of Block "I" on the Map of Broadmoor Subdivision, Section 2, as of record in Book 547, Page 174, Register's Office for said County.
Said Lot No. 1 of Block "I" fronts 50 feet on the northerly side of Woodruff Drive and runs back between parallel lines, along the west margin of Lindell Street, 155 feet to a dead line.

Being the same property conveyed to Charles E. Richardson and wife, Virginia M. Richardson of record in Book 1639, Page 600, said Register's Office. Each grantee has since died. See attached heirship affidavit.

Unimproved ( )
This is improved property (X) known as
917 Broadmoor Drive, Nashville, Tennessee 37216

Witness our/my hand(s) this the 18th day of December, 2000.

William E. Richardson

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 William E. Richardson 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 and official seal at Nashville, Tennessee this 18th day of December, 2000.

ANGELA M. LAKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
My Commission Expires 2-10-2002

Notary Public

Box 1

Prepared by:
Guaranty Title & Escrow Co.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

AFFIDAVIT OF HEIRSHIP

Virginia M. Richardson

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Charles E. Richardson, Jr. et al	OWNER	061-07-0
917 BROADMOOR DR.		
Nashville TN 37216		022

STATE OF TENNESSEE
COUNTY OF Davidson

RE: Property Described in
Book 1639, Page 600

W E Charles E. Richardson, Jr. and William E. Richardson being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. Charles E. Richardson, Sr., died on the 20th day of January, 1974.
2. Virginia M. Richardson, died on the 9th day of July, 2000.
3. Virginia M. Richardson was not married at the time of his/her death.
4. The estate of the decedent is solvent and that any and all debts and inheritance taxes, if any, against the estate of the decedent have been paid, or will be paid.
5. The only children born (or legally adopted) by Virginia M. Richardson from all marriages are: Charles E. Richardson, Jr. an William E. Richardson.
5. The Decedent died (testate). Decedent unprobated will is attached as Exhibit "A" which designates the Heirs at Law as the devisees

This affidavit is given as an inducement for Stewart Title Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this the 18th day of December, 2000.

X Charles E. Richardson Jr. William E. Richardson
Affiant

Sworn to and subscribed before me this the 18th day of December 2000,

Notary Public

Commission Expires:_____

NOTARY PUBLIC AT LARGE TENN. DAVIDSON CO.

My Commission Expires 8-13-2002

LAST WILL AND TESTAMENT

OF

VIRGINIA MAY RICHARDSON

IN THE NAME OF GOD, AMEN:

I, VIRGINIA MAY RICHARDSON, now residing at 917 Broadmoor Drive, Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, publish, and declare this to be my last will and testament hereby revoking all former wills and codicils to wills heretofore made by me.

ITEM I.

I direct that all of my lawful debts, except debts secured by mortgages or other security instruments which may be paid or retained in the discretion of my Personal Representative, my funeral expense, a grave marker or lettering thereon, the expense of administration of my estate, and inheritance, estate or other death taxes that may be imposed on my estate, including interest and penalties thereon, be paid by my Personal Representative as soon as practicable after my death, without apportionment or proration among the beneficiaries, legatees or devisees.

ITEM II.

I give, devise, and bequeath all of my property of every nature and description and wherever situated, including all real, personal, and mixed, tangible and intangible, to my sons,

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

CHARLES E. RICHARDSON and WILLIAM EDWARD RICHARDSON in equal shares. If either or both of my said sons shall fail to survive me, then the share of such deceased son or sons shall go to the issue thereof and if no issue to my surviving son or the issue thereof.

ITEM III.

I hereby nominate, constitute and appoint CHARLES E. RICHARDSON and WILLIAM EDWARD RICHARDSON or the survivor of them as Personal Representatives of my estate. My Personal Representatives shall not be required to furnish bond, inventory or file an accounting with respect to the duties of Personal Representative. My Personal Representatives, in addition to all powers given under all applicable law, shall have all the powers enumerated in Section 35-50-110 Tennessee Code Annotated, and the introductory paragraph and all sub paragraphs thereof, to the extent not inconsistent with the express provisions hereof. Said provisions are hereby incorporated by reference as fully as though copied herein verbatim.

IN WITNESS WHEREOF, I have set my hand to this my Last Will and Testament on this the 16th day of February, 2000, at Hendersonville, Tennessee.

Virginia M Richardson
VIRGINIA MAY RICHARDSON

OLDHAM & FERGUSON
ATTORNEYS AT LAW
565 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Signed, sealed, published, and declared by the Testatrix, VIRGINIA MAY RICHARDSON, to be her Last Will and Testament in the presence of all of us at one and the same time, and we at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix, and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

Carl H. Oldham address 365 West Main Street
(CARL H. OLDHAM) Hendersonville, Tennessee 37075

Shari L. Wilkes address 115 Hedgelawn Drive
(SHARI L. WILKES) Hendersonville, Tennessee 37075

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615 824 0969

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared the undersigned affiants, whose names are subscribed to the instrument to which this Affidavit is attached and after being duly sworn, declared to me that in their sight and presence VIRGINIA MAY RICHARDSON signed, declared and published the instrument to which this Affidavit is affixed or annexed as the Testatrix's will and requested them to act as witnesses to its execution and to execute this Affidavit; that in the Testatrix's sight and presence and in the sight and presence of each other, each affiant signed the instrument as witnesses; and that the Testatrix was at that time 18 years of age or over, was of sound mind and disposing memory, was fully capable of making a will and was under no duress, compulsion, or constraint.

Carl H Oldham
(CARL H. OLDHAM)

Shari L. Wilkes
(SHARI L. WILKES)

Subscribed and sworn to before me this the 14 day of February, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

OLDHAM & FERGUSON
ATTORNEYS AT LAW
968 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989