PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, TN 37067
Ph. (615) 778-9255 Fax (615) 778-9015

Davidson County DEEDQC
Recvd: 05/23/01 12:51 1pgs
Fees:10.00 Taxes:0.00
20010523-0053513

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles E. Richards and wife, Imogene L. Richards 1004 Dozier Place Nashville, TN 37216	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067

TAX MAP - PARCEL NUMBERS:
072-09-0 089.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, I, **Debra Wicke,** have this day bargained and sold, and by these presents do hereby quitclaim and convey to **Charles E. Richards and wife, Imogene L. Richards,** their successors and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit: Being the same property conveyed to Debra Wicke recorded Instrument Number 20000831 Pg. 0086088.
Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Dozier Place, of record in Book 974, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This property commonly known as: 1004 Dozier Place, Nashville, TN 37216

WITNESS MY HAND on this the 23 day of May, 2001.

Debra Wicke
Debra Wicke

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Debra Wicke, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23 day of May, 2001.

Susan L. Matlock
Notary Public (Seal)

My commission expires:
My Commission Expires NOV. 24, 2001

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 23 day of May, 2001.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23 day of May, 2001.

Susan L. Matlock
Notary Public (Seal)

My commission expires:
My Commission Expires NOV. 24, 2001