PICK-UP

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

x Gus Richards, Jr.
AFFIANT

Subscribed and sworn to before me this 22nd day of October, 2002.

CHRIS SPENCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 29, 2003

Davidson County DEEDQC
Recvd: 10/22/02 14:29 2pgs
Fees:12.00 Taxes:0.00
20021022-0129643

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Gus Richards, Jr.	**SAME**	**Map 69**
1508 E. Stewart Lane		**Parcel 34**
Nashville, Tennessee 37218		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the **Gus Richards, Jr. and wife, Rebecca Richards** ("Grantors"), for the purpose of dissolving a tenancy by the entireties, convey and quitclaim unto **Gus Richards, Jr.,** his heirs and assigns, ("Grantee"), all their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

Beginning at a point in the center of Abernathy Road, said point being N. 4° 00' W., 25 feet from the northeasterly corner of Lot No. 1 of a part of Lot No. 4 Abernathy Property as of record in Book 4470, Page 188, R.O.D.C., Tennessee, and also being 902.5 feet westerly from the center of Clarksville Pike; thence with the center of Abernathy Road, S. 86° E., 398.3 feet to a point at northwest corner of Parcel 100; thence, with the westerly line of Parcel 100, S. 4° W., 379 feet to a point at the southwest corner of Parcel 100; thence, with the south line of Parcel 100, N. 85° E., 223.0 feet to the southwest corner of Parcel 35; thence, with the south line of Parcel 35, N. 82° E., 178.5 feet to a point at corner of Parcels 35 and 36; thence, with the westerly line of Parcel 36, South 435 feet to a point; thence, S. 88° W., 816.0 feet; thence, S. 8° W., 163.3 feet; thence, S. 89° 15' W., 174.8 feet; thence, N. 1° 30' W., 553.4± feet to the southwesterly corner of Lot 1 Abernathy plat; thence, with the south line of Lot No. 1, S. 86° 00' E., 184.3 feet; thence, with the east line of Lot No. 1, N. 4° 00' E., 475 feet to the point of beginning and containing 13.35 acres.

Being the same property conveyed to Gus Richards, Jr., and wife, Rebecca Richards, by Warranty Deed from O. H. Abernathy, Jr., and wife, Brenda Abernathy, shown of record as Instrument Number 20020930-0118598; Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to property taxes for 2002, a lien, but which are not yet due and payable.

This is unimproved property known as 3854 Abernathy Road, Nashville, Tennessee 37218.

This instrument and the interest hereby quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of October, 2002.

x Gus Richards, Jr.
Gus Richards, Jr.

x Rebecca Richards
Rebecca Richards

"Grantors"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Chris Spence, a Notary Public in and for said County and State, personally appeared the within named **Gus Richards, Jr.**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2002.

Chris
NOTARY PUBLIC

CHRIS SPENCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAR. 29, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Chris Spence, a Notary Public in and for said County and State, personally appeared the within named **Rebecca Richards,** with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2002.

Chris
NOTARY PUBLIC

CHRIS SPENCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAR. 29, 2003