QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/10/03 11:18 4pgs
Fees:22.00 Taxes:0.00

20030110-0004583

B-MFR-02-0318

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richmond Properties Land Trust (NAME)	Scott Pierce (NAME)	
"See exhibit A" (ADDRESS)	1115 East Rye Court (ADDRESS)	SEE EXHIBIT "A"
, (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Van M. Richmond and wife, Mary E. Richmond HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Richmond Properties Land Trust, Scott Pierce, Trustee, with full power to mortgage, sell, transfer and convey withouth joinder of any beneficiary HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF , DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as , , See Exhibit "A"
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 11th day of December, 2002.

Van M. Richmond

Van M. Richmond

Mary E. Richmond

Mary E. Richmond
by Van M. Richmond
Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Van M. Richmond ~~and wife, Mary E. Richmond~~ the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at , , this 11th day of December, 2002.

My Commission Expires 7-29-06

Notary Public

Return to:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 11 day of December, 2002, before me personally appeared Van M Richmond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary E. Richmond and who acknowledged that he/she executed the same ~~as~~ the free act and deed of the said Mary E. Richmond by virtue of that Power of Attorney, duly executed by the said Mary E. Richmond on Sept. 12, 2002 and recorded ~~concurrently herewith~~ in Instrument No 20020912-0111521 ~~or Book~~ _____, ~~Page~~ _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 11 day of December, 2002.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7/29/06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

TRACT 1: Being Lot No. 11 on the Plan of Sunnymeade, Block "C", of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Van Richmond and wife, Mary Richmond by deed as shown of record in Instrument No. 200107200077166, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1125 Ardee Avenue, Nashville, TN 37216

Map and Parcel: 61-15-95

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Humphrey Hardison's Subdivision of part of the Gray or Hensley Tract, not of record.

SAID Lot No. 9 fronts 200 feet on the easterly margin of Riverside Drive and extends back between parallel lines 300 feet to a dead line in the rear.

Being the same property conveyed to Van M. Richmond and wife, Mary E. Richmond by deed as shown of record in Instrument No. 20010918-0100829, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 817 Riverside Drive, Nashville, TN 37216

Map and Parcel: 83-11-96

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Burchwood Estate extended of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Van Marvin Richmond and wife, Mary Evelyn Richmond by deed as shown of record in Instrument No. 20010904-0095078, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 915 Burchwood Avenue, Nashville, TN 37216

Map and Parcel: 72-5-120

TRACT 4: Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 13 on the map of Due West Valley Acres, not of record , and described according to a survey of John Kohl, dated December 2, 1968 as follows:

Beginning at a point in the northerly margin of New Due West Avenue, said point being located 1905.97 feet east of the intersection of the northerly margin of New Due West Avenue and the easterly margin of Dickerson Road; thence northwardly 588.7 feet, more or less, to a point; thence eastwardly 50 feet to a point; thence southwardly 592.95 feet to a point at the northerly margin of New Due West Avenue; thence with the said margin westerly 50 feet to the point of beginning.

Being the same property conveyed to Van M. Richmond and wife, Mary Richmond by deed as shown of record in Instrument No. 20010808-0085299, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1014 Due West Avenue North, Madison, Tennessee, 37115

Map and Parcel: 51-1-7

TRACT 5: Being Lot Number 10-A on the Plan of Zone Lot Division Lots 7,8,9,10 & 11, Phase Two of Section Five, Fortland Park of record in Plat Book 5200, page 415 and amended in Plat Book 6250, page 286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Van M. Richmond and wife, Mary E. Richmond by deed as shown of record in Instrument No. 20010815-0088271, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 318-A Riverside Drive, Nashville, TN 37206

Map and Parcel: 83-11-184