Davidson County DEEDQC
Recvd: 01/15/04 13:35 3pgs
Fees:17.00 Taxes:0.00

20040115-0006369

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah D. Richardson (NAME)	same as new owner (NAME)	MAP 008
7622 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 126.00
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

AMTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 1
Goodlettsville, TN 37072

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Gregory F. Richardson, by these presents do hereby quitclaim my/our interest unto Deborah D. Richardson and Gregory F. Richardson, Wife and Husband, their successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described in "Exhibit A", attached hereto and made a part thereof by this reference.

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

Witness my hand this 8th day of January, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gregory F. Richardson

CASTQCDE

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 Gregory K. Richardson

the 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 and official seal at Goodlettsville Tennessee, this 8th day of January 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE My Commission Expires NOV. 25, 2006

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

EXHIBIT A, LEGAL DESCRIPTION

LAND lying in Joelton, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin new located in the easterly right-of-way of Baxter Road, the said pin also being the southwest corner of the Billy G. Collier property as of record in Book 11713, page 73, Register's Office for Davidson County, Tennessee; thence with the Collier property, south 87 degrees 08 minutes 49 seconds east, passing an iron pin old at a distance of 715.00 feet, the said pin being the southeasterly corner of the said Collier property, and continuing with a severance line into parcel 126, for a total distance of 721.36 feet to a point; thence, continuing with a severance line, the following bearings and distances:

Thence, south 22 deg. 57 min. 32 sec. east, 412.88 feet to a point; thence south 36 deg. 43 min. 11 sec. east, 295.70 feet to a point; thence south 85 deg. 57 min. 07 sec. east, 320.00 feet to a point; thence south 04 deg. 02 min. 53 sec. west, 724.71 feet to a point; thence north 85 deg. 57 min. 07 sec. west, 495.97 feet to a point, thence, north 04 deg. 02 min. 53 sec. east, 852.24 feet to a point; thence, north 36 deg. 43 min. 11 sec. west, 90.24 feet to a point; thence, north 22 deg. 57 min. 32 sec. west, 387.56 feet to an iron pin, the said pin being the northeast corner of the Melvin Massey property as of record in Book 4884, page 625, Register's Office for Davidson County, Tennessee; thence, with the Massey property, north 87 deg. 08 min. 49 sec. west, 715.00, feet to an iron pin new, the said pin being located in the easterly right-of-way line of Baxter Road; thence, with the right-of-way line, north 02 deg. 51 min. 11 sec. east, 50.00 feet to the point of beginning, containing 435,600 square feet or 10.000 acres, more or less.

BEING a part of the same property conveyed to Gregory F. Richardson by Warranty Deed from Laura Frances Harper, unmarried, dated March 6, 2001, of record at Instrument No. 20010309-0022894, Register's Office for Davidson County, Tennessee.