Davidson County DEEDQC
Recvd: 01/16/04 11:29 2pgs
Fees:12.00 Taxes:0.00

PICK-UP

20040116-0006825

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James E. Richards III
AFFIANT

Subscribed and sworn to before me, this 15 day of January, 2004.

Carolyn T. Curry
NOTARY PUBLIC

My Commission Expires: 9/15/04

NOTARY PUBLIC

Address New Owners as Follows: Richards Family Partners L.P.
3030 Sidco Drive
Nashville, TN 37204

Send Tax Bills To: Same

Map-Parcel Number:
Map 118-16
Parcel 53

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES E. RICHARDS III and wife DONNA RICHARDS, ("Grantor") do hereby transfer and convey unto Richards Family Partners L.P., a Tennessee limited partnership ("Grantee") its successors and assigns, all their right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

A 55.704154% undivided interest in the following described real property and all appurtenances thereto:

Land and improvements in Davidson County, Tennessee more particularly described as follows:

BEING all of Lots Nos. 94,95,96, and 97 on the Plan of Sidco Section Three, as of record in Book 2663, Page 41 as amended in Book 3577, Page 208 of the Register's Office for Davidson County, Tennessee, which Lots Nos. 94, 95,96 and 97 join together and are more particularly described as follows:

BEGINNING at a point in the northerly margin of Norris Avenue at the southerly common corner of Lots Nos. 94 and 172: thence with the northerly margin of Norris Avenue North 87 deg. 20'00" West. 130.00 feet to a point; thence with a curve to the right having a central angle

of 90 deg. 00.00" and a radius of 50.00 feet, an arc length of 78.54 feet to a point; thence with the easterly margin of Foster Creighton Drive North 02 deg. 40'00 East, 452.03 feet to a point; thence South 87 deg. 20'00" East. 180.00 feet to a point; thence South 02 degrees 40'00" West 502.03 feet to a point of beginning containing 89,828.895 square feet or 2.06 acres.

BEING a portion of the same property conveyed to JAMES E. RICHARDS III and wife DONNA RICHARDS by deed from TA Partners, a Tennessee general partnership, of record as Instrument Number 20031027-0158123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to existing encumbrances of record.

IN WITNESS WHEREOF, this Warranty Deed has been executed effective the 15th day of January, 2004.

James E. Richards III
JAMES E. RICHARDS, III

Donna Richards
DONNA RICHARDS

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 JAMES E. RICHARDS, III and wife DONNA RICHARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15 day of January, 2004.

Jackson R. Moran
NOTARY PUBLIC

My Commission Expires: Oct 28, 2007

JACKSON R. MORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN