QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

FROM: Dean Richards, and Rita Ann Richards, Individually

TO: Dean Richards and wife, Rita Ann Richards, Trustees of the Richards Joint Revocable Living Trust Agreement U/A/D SEP 23 1999 and any Successors in Trust, and any amendments thereto.

MAP/PARCEL NUMBER: 102-7/79

Name and Address of Property Owner: Mr. and Mrs. Dean Richards
6613 Upton Lane
Nashville, TN 37209

Send Tax Bills To: (SAME)

Davidson County DEEDQC
Recvd: 03/29/04 11:07 2pgs
Fees:12.00 Taxes:0.00
20040329-0034861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration for this transfer is: No Monetary Consideration

Dean Richards
Affiant

Subscribed and sworn to before me, this date: SEP 23 1999

Jon L. Setzer
Notary Public

My Commission Expires: Sept. 28, 2002

We hereby QUITCLAIM to Dean Richards, and Rita Ann Richards, Trustees, and any Successor Trustees thereto, U/A/D SEP 23 1999, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dean Richards and wife, Rita Ann Richards from Margaret Lee Winton and husband, Horace Winton, by deed of record in Book 6488, Page 179, Register's Office for Davidson County, Tennessee.

(Description continued on back)

THIS CONVEYANCE IS MADE SUBJECT TO A CERTAIN DEED OF TRUST, OF RECORD IN BOOK 6488, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Note 1: The Grantors and the Grantees are one and the same persons.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This improved property known as: 6613 Upton Lane, Nashville, TN 37209.

Witness our hands on SEP 23 1999.

GRANTOR: DEAN RICHARDS

GRANTOR: RITA ANN RICHARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JON C. SETZER, a Notary Public in and for said County and State, the within named Dean Richards, and wife, Rita Ann Richards, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on SEP 23 1999.

Notary Public

My Commission Expires: Sept. 28, 2002