Davidson County DEEDQC
Recvd: 08/06/04 09:08 1pgs
Fees:12.00 Taxes:0.00

20040806-0094795

QUITCLAIM DEED

Preparer's File # -01J886

STATE OF TENNESSEE

COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ____ DAY OF July, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7-29-

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax IDs:
W. Aaron Fortner, as Trustee	-SAME-	94-16-24
304 Spence Circle		
Nashville, Tennessee 37210		

[PLEASE NOTE: This instrument is prepared based on information provided by the parties herein. No title examination was requested by the parties or performed by the preparer of this instrument in preparation for this transaction. No guarantee or opinion of the state of title is given by the preparer of this instrument to the parties.]

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, JEWELL JOHNSON RICHARDS, unmarried, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto W. AARON FORNTER, AS TRUSTEE, hereinafter called the Grantee, his heirs and assigns, all of our right, title, and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Spence Circle, as of record in Book 1424, page 62, said Register's Office. Said Lot No. 17 fronts 75 foot on the easterly margin of Spence Circle and runs back between parallel lines 160 feet to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to Thomas Alvin Richards and wife, Jewell Johnson Richards by Quitclaim Deed from Thomas Alvin Richards of record in Book 7755, page 620, said Register's Office.

Thomas Alvin Richards is now deceased.

This is improved property known as **304 Spence Circle, Nashville, Tennessee 37210**

Witness our hand(s) this 27 day of **July, 2004:**

Jewell Johnson Richards

Jewell Johnson 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 **JEWELL JOHNSON RICHARDS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Dickson, Tennessee, this 21-st day of July, 2004.

Joan Jones
Notary Public

My Commission Expires: My Commission Expires MAY 28, 2008

JOAN JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.