This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDQC
Recvd: 05/02/05 15:04 3 pgs
Fees:17.00 Taxes:0.00
20050502-0048663

QUITCLAIM DEED

Address new owner as:
Herman T. Richards
1237 Rugby Drive
Nashville, Tennessee 37207

Send tax bills to:
Same

Map-Parcel
Map 33
Par 8

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ann Richards, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Herman T. Richards, his heirs and assigns, all my right, title and interest in and to certain real in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

Being Lot "C" and parts of Lots "A", "B", "F" and "G", on the plan of the Andrew Milam Property, as of record in Book 57, page 1, Register's Office for said County described, according to said plan and a survey made April 4th, 1934, by Erle Drake, Davidson County Surveyor, as follows:

Beginning at the southwest corner of Tract 1 on the map showing division of the land of W. A. Cartwright, Deceased, as of record in Book 421, page 165, said Register's Office, Owned by I. Walton Cunningham, being also the southeast corner of a Tract of land containing 1 acre, more or less, conveyed by Mrs. Sallie C. Cunningham to I. Walton Cunningham, by deed of record in Book 838, page 525, said Register's Office, and running thence north 88¾ degrees west, (as an extension of the southern boundary line of said Tract 1), 13.4 poles to the center of the New Dickerson or Dickinson Turnpike Road, the southwest corner of said 1 acre Tract of land, thence north 20 degrees east, with the center of said road, 27.72 poles to the extreme northern boundary line of said Lot "F"; thence north 54 degrees west, with said line, 2.76 poles to the extreme northwest corner of said Lot "F", in the center of the Old Dickerson or Dickinson Turnpike Road; thence with the center of the said old road, as follows: south 16½ deg. west 7 poles, south 30 deg. west 4.5 poles, south 58 deg. west 6 poles and south 80 deg. west 24.5 poles to the northwest corner of said lot "F "; thence south 12 deg. west, with the western boundary line of lots "F" and "G" ", 100.18 poles to the southwest corner of a Tract of land containing 2 1/13 acres, more or less, conveyed by J. O. Bass, to I. W. Cunningham, by deed of record in Book 70, page 164, said Register's Office; thence easterly with the southern boundary of said Tract of land, 65.4 poles to the western boundary line of said lot "C"; thence southerly with said line, 30.05 poles to the southwest corner of said Lot "C"; thence easterly with the southern boundary line of said Lot "C"; 158 poles to the southeast corner of said lot; thence with the eastern boundary line of said lot "C" north 17½ deg. east 24 poles, north 22½ deg. east 14 poles and north 30 deg. east 28 poles to the northeast corner of said lot "C", being the

southeast corner of said lot "B"; thence with the eastern boundary line of said lot "B", north 7¾ deg. east 32 poles and north 1 deg. east 21.2 poles to the southeast corner of Tract 1, above mentioned and thence north 88¾ deg. West, with the southern boundary of said Tract 1, 188.2 poles to the beginning, containing 155 acres, more or less. Being the same Tract of land willed by Mrs. Sallie Cunningham to her children, by her will recorded in Will Book 49, page 172, County Court for said county, except a Tract of land containing 3.684 acres, deeded to Davidson County for the New Dickerson or Dickinson Turnpike Road, which extends through said lot "F" and the northerly part of said Lot "G".

Being the same property in which the title is now vested in Ann Richards by an Affidavit of Heirship filed at Instrument Number 20040722-0087759, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Hills Hollow Road, Goodlettsville, Tennessee.

Ann Richards, reserves unto her a life estate in the above described property for as long as Ann Richards shall live, with the right to occupy and use said property as her own during her lifetime.

WITNESS my hand this 2nd day of May 2005.

Ann Richards
ANN RICHARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 2nd day of May 2005.

Pam Whitworth
NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

Ann Richards
AFFIANT

Subscribed and sworn to before me, this 2nd day of May 2005.

Pam Whitworth

NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

My Commission Expires JAN. 28, 2006