Davidson County DEEDQC
Recvd: 08/03/05 16:07 2 pgs
Fees:12.00 Taxes:0.00

20050803-0091383

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-GF-05-6445

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Balance Trust	Long Beach Mortgage	
(NAME)	(NAME)	
6445 Old Clarksville Pike	320 Interstate North Parkway, Suite 500	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Atlanta, GA 30339	021-00-0 279.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Jeff Richfield and wife, Jodi Richfield HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Juanita Jefferson, Trustee of The Balance Trust HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 6445 Old Clarksville Pike, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 22nd day of July, 2005.

Jeff Richfield

Jodi Richfield

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 22nd day of July, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTH MARGIN OF OLD CLARKSVILLE HIGHWAY AT THE NORTHWEST CORNER OF S.T. and EMMA FORD OF RECORD IN BOOK 1810, PAGE 57, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; SAID PIN ALSO BEGIN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING OLD CLARKSVILLE HIGHWAY AND WITH FORD S 30 DEG. 32 MIN. 35 SEC W, 98.94 FEET TO AN IRON PIN SET; THENCE S. 56 DEG. 53 MIN. 15 SEC. E, 169.88 FEET TO AN IRON PIN SET; THENCE WITH STEVE SCHMIDT, ET UX OF RECORD IN BOOK 6811, PAGE 298, SAID REGISTER'S OFFICE, S 39 DEG. 30 MIN. 49 SEC. W, 102.00 FEET TO AN IRON PIN SET; THENCE S 19 DEG. 17 MIN. 22 SEC. E, 304.80 FEET TO AN IRON PIN SET; THENCE N 57 DEG. 07 MIN. 00 SEC. E, 198.74 FEET TO AN EXISTING IRON PIN; THENCE S 32 DEG. 01 MIN. 17 SEC. E, 114.50 FEET TO AN EXISTING IRON PIN; THENCE S 85 DEG. 40 MIN.
48 SEC. E, 127.70 FEET TO A POINT IN THE CENTER OF A CREEK, PASSING AT 112.70 FEET AN EXISTING IRON PIN; THENCE WITH RANDALL SCHMIDT OF RECORD IN BOOK 5818, PAGE 254, SAID REGISTER'S OFFICE, S 1 DEG. 24 MIN. 36 SEC. E, 326.63 FEET TO AN IRON PIN SET; THENCE S 6 DEG. 7 MIN. 39 SEC. W, 90.06 FEET TO AN IRON PIN SET; THENCE S 22 DEG. 21 MIN. 59 SEC. E, 249.91 FEET TO AN IRON PIN SET; THENCE S 51 DEG. 46 MIN. 34 SEC. W, 84.05 FEET TO AN IRON PIN SET; THENCE S 11 DEG. 25 MIN. 10 SEC. E. 193.48 FEET TO AN IRON PIN SET; 87 DEG. 10 MIN. 11 SEC. W, 506.66 FEET TO AN IRON PIN SET; THENCE, N 8 DEG. 5 MIN. 47 SEC. W, 850.00 FEET TO AN IRON PIN SET; THENCE N 1 DEG. 1 MIN. 24 SEC. E, 415.00 FEET TO AN IRON PIN SET; THENCE N 16 DEG. 18 MIN. 50 SEC. W, 308.05 FEET TO AN IRON PIN SET ON THE SOUTH MARGIN OF OLD CLARKSVILLE HIGHWAY; THENCE WITH SAID SOUTH MARGIN S 58 DEG. 41 MIN. 11 SEC. E, 183.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS AND WATERLINE EAS
EMENT OF RECORD IN BOOK 5166, PAGE 378, AND IN BOOK 9284, PAGE 631, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JEFF RICHFIELD AND WIFE, JODI RICHFIELD BY QUITCLAIM DEED FROM JUANITA JEFFERSON, TRUSTEE OF THE BALANCE TRUST RECORDED FEBRUARY 5, 2003 IN INSTRUMENT NO. 20030205-0015976, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in