This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
**DAVID KENNEDY, JR., ATTORNEY AT LAW**
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

**FROM:** ANN RICHEY BATTS,
EXECUTRIX for the ESTATE OF JACK R. RICHEY

**TO:** David Kennedy, Jr., Trustee

**AND**

**FROM:** David Kennedy, Jr., Trustee

**TO:** ANN RICHEY BATTS, Individually

Davidson County DEEDQC
Recvd: 01/20/06 12:46 6 pgs
Fees:32.00 Taxes:0.00
20060120-0007841

**ADDRESS NEW OWNER:**
ANN RICHEY BATTS
2628 Bluefield Avenue
Nashville, TN 37214

**SEND TAX BILLS:**
SAME AS OWNER

**MORTGAGEE:**
NONE

**MAP & PARCEL**
Map 96-1
Parcel 87

---

**QUITCLAIM DEED**

---

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Ann Richey Batts, Executrix for the Estate of Jack R. Richey (DOD: 03/22/05 -- see Davidson County Probate Court, Case No. 05P-821) have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 75 feet front of Lot No. 10 on the Map of Bluefield Subdivision, Section No. 1 as of record in Book 843, Page 16, Register's Office for said County and being Lot No. 14 on the Map of R. D. Stanford's Re-subdivision of Lot Nos. 1 to 10 inclusive, Bluefield Subdivision of record in Book 843, Page 16, said Register's Office, not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows:

Beginning at a point in the northerly margin of Bluefield Avenue, the common corner of Lot Nos. 10 and 11 of said Bluefield Subdivision and being the southeast corner of Lot No. 14 of said Stanford's Subdivision; thence northerly with the dividing line between said Lot Nos. 10 and 11 of said Bluefield Subdivision and with the east line of said Lot No. 14 of said Stanford's Subdivision 310.1 feet to a point in the southerly right-of-way line of the Tennessee Central Railroad; thence with the southerly right-of-way line of said railroad westerly 75 feet to a point 10 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision, the common corner of Lot No. 13 and 14 of said Stanford's Subdivision; thence southerly with the dividing line between Lot Nos. 13 and 14 of Stanford's resubdivision 310 feet more or less to a point in the northerly margin of Bluefield Avenue 25 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision; thence eastwardly with the northerly margin of Bluefield Avenue 75 feet to the point of beginning.

Being the same property conveyed to Jack R. Richey and wife, Virginia H. Richey, by Warranty Deed dated May 17, 1952, from S. D. Lientz and wife, Pauline F. Lientz, of record in Book 2084, Page 73, Register's Office for Davidson County, Tennessee, The said Virginia H. Richey became deceased on July 4, 2002, her interest in the subject property passing to her husband, Jack R. Richey by operation of law; and, the said Jack R. Richey became deceased on March 22, 2005. The beneficiaries of Jack R. Richey's Estate are Ann Richey Batts; Nickalous Richey; Sarah Ann Maybee, a minor; Matthew Aaron Maybee, a minor; and Mary Allyson Maybee, a minor; and, all beneficiaries join in this conveyance for the purpose of conveying their respective ownership interest in and to the subject real property to Ann Richey Batts.

The above described property is conveyed subject to restrictive covenants of record in Book 737, Page 258, as amended by an instrument of record in Book 1140, Page 161, said Register's Office.

This is improved property located and known as 2628 Bluefield Avenue, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **ANN RICHEY BATTS**, her heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the _____ day of _____, 2006.

**ANN RICHEY BATTS, Individually and**
**as Executrix for the Estate of JACK R. RICHEY**

**NICKALOUS RICHEY, Beneficiary**
**Estate of JACK R. RICHEY**

**LEIGH ANN MAYBEE, as next friend**
**and guardian of: SARAH ANN MAYBEE,**
**MATTHEW AARON MAYBEE, and MARY ALLYSON MAYBEE,**
**Minor Beneficiaries - Estate of JACK R. RICHEY**

**DAVID KENNEDY, JR., Trustee**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ANN RICHEY BATTS**, Individually and as Executrix of the **Estate of JACK R. RICHEY**, the 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13 day of January, 2006.



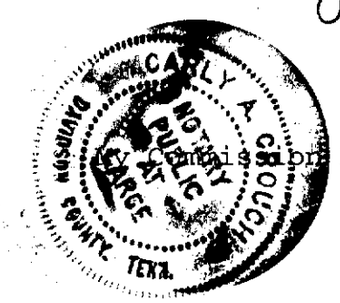

Carly A. Couch
**NOTARY PUBLIC**

My Commission Expires: 01/27/2007

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **NICKALOUS RICHEY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of January, 2006.




Carly A. Couch
**NOTARY PUBLIC**

My Commission Expires: 01/27/2007

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **LEIGH ANN MAYBEE, as next friend and guardian of: SARAH ANN MAYBEE, MATTHEW AARON MAYBEE, and MARY ALLYSON MAYBEE, Minor Beneficiaries of the Estate of JACK R. RICHEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13 day of January, 2006.



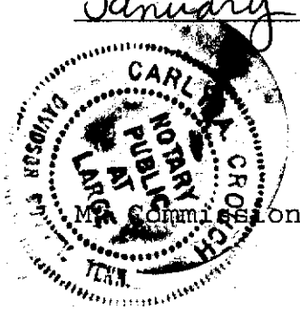

Carly A. Crouch
**NOTARY PUBLIC**

My Commission Expires: 01/27/2007

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13 day of January, 2006.




Carly A. Crouch
**NOTARY PUBLIC**

My Commission Expires: 1/27/2007

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual value or consideration, whichever is greater, for this transfer is NONE.

**AFFIANT**

Subscribed and sworn to before me this 18th day of January, 2006.

**NOTARY PUBLIC**

My Commission Expires: 01/27/2007