THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, TN 37215** **(615) 383-4429** BOX 9B: GEM	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Donna L Richardson Affiant Subscribed and sworn to before me this 9th day of February, 2006. Tracey A Braden Notary Public My Commission Expires: 8/28/06

QUITCLAIM DEED

Address New Owner: William Richardson 2217 Old Hickory Boulevard Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Map 158 Parcels 3 and 67

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DONNA L. RICHARDSON (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto WILLIAM RICHARDSON, his heirs and assigns, all of her right, title and interest in the real property in the Counties of Davidson and Williamson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2217 Old Hickory Boulevard, Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of February, 2006.

Donna L Richardson
DONNA L. RICHARDSON

Davidson County DEEDQC
Recvd: 02/10/06 15:46 4 pgs
Fees:22.00 Taxes:0.00
20060210-0016823

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named DONNA L. RICHARDSON, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of February, 2006.

Tracey A Brooks
Notary Public

My Commission Expires: 5/28/06



Exhibit "A"

Legal Description

TRACT 1:

Land in the Seventh (7th) Civil District of Davidson County, Tennessee, being Tract 2 on the unrecorded plan of the Rowan Estates described according to a survey made by Turner Engineering Company, Inc. dated January 5, 1970, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard at the common corner of Tracts No. 2 and 3; thence leaving the Boulevard, south 18 deg. 43 min. west 811.01 feet to an iron pin; thence south 18 deg. 02 min east 97.4 feet to an iron pin; thence south 70 deg. 49 min. west 285 feet to an iron pin, common rear corner of Tracts No. 1 and 2; thence with the line between said tracts, north 14 deg. 30 min. east 1065.6 feet to an iron pin the southerly margin of Old Hickory Boulevard; thence with the Boulevard south 71 deg. 35 min. 245 feet to the beginning.

TRACT 2:

Two tracts of land in the 7th Civil District of Davidson County, Tennessee and partially in Williamson County, Tennessee, being Lots 10 (Tract 1) and 11 (Tract 2), as shown on the preliminary plan of the Alexander property and more particularly described as follows:

(1) Beginning at a point in the south right-of-way of a proposed road having a right-of-way width of 50 feet, said point being in the northeast corner of the herein described tract and the northwest corner of Lot 11. Also being south 70 deg. 49 min. west a distance of 230 feet, more or less, from an iron pin in the south right-of-way line of proposed road, said pin being in the northeast corner of Lot 11 and the northwest corner of Lot 12, and proceeding as follows: Leaving said right-of-way, south 19 deg. 11' east a distance of 373.6 feet, more or less, to a point in a fence line; thence with said fence, south 70 deg. 49 min. west a distance of 265 feet, more or less, to a point; thence leaving said fence, north 10 deg. 47 min. west a distance of 387 feet, more or less, to a point in the south right-of-way line of a 50-foot proposed road; thence with said right-of-way, north 70 deg. 49 min. east a distance of 210 feet, more or less, to the point of beginning as per office survey by Turner Engineering Company dated January 17, 1974.

(2) Beginning at an iron pin in the northeast corner of the herein described tract, said pin being in the northwest corner of what is shown as Lot 12, said pin being in the east and south right-of-way of a proposed roadway having a right-of-way width of 50 feet and being 25 feet from the center line of said proposed road and proceeding as follows: Leaving said right-of-way, and with the west boundary of Lot 12, south 19 deg. 11 min. east a distance of 373.6 feet to a point in a fence line; thence with said fence line south 70 deg. 49 min. west a distance of 230 feet, more or less, to a point; thence leaving said fence line north 19 deg. 11 min. west a distance of 373.6 feet, more or less, to a point in the south right-of-way of a proposed road; thence with said right-of-way, north 70 deg. 49 min. east a distance of 230 feet, more or less to the point of beginning as per office survey of Turner Engineering Company, dated January 17, 1974.

Being the same property conveyed to William Richardson and wife, Donna L. Richardson by deed dated November 26, 1996 from Stephen T. Church and wife, Susan O. Church of record in Book 10275, page 500, Register's Office for Davidson County.

TRACT 3:

A tract of land located in the 2nd Civil District (formerly the 7th Civil District) of Davidson County, Tennessee and being a part of Parcel 122 on Tax Map 158 and being more particularly described as follows:

Beginning at an old iron pin in the southerly margin of a 50' access easement, said pin being 866' more or less, South of the southerly right-of-way of Old Hickory Boulevard and being the northeast corner of Parcel 3 on Tax Map 158 and proceeding as follows:

1. With the southerly margin of said 50 foot access easement South 70 deg. 49 min. West A distance of 440.0 feet to an old iron pin at the northwest corner of Parcel 3; thence,
2. North 24 deg. 54 min West a distance of 50.25 feet to a point in the northerly margin of said 50 foot access easement; thence,
3. With the northerly margin of said easement North 70 deg. 49 min. East a distance of 445.13 feet to a point; thence,
4. South 19 deg. 01 min 30 sec East a distance of 50.0 feet to the point of beginning containing 0.50 Acres plus or minus.

Being the same property conveyed to William Richardson and wife, Donna Richardson by deed dated April 7, 1997 from Mark A. Smyth, Thomas F. Stovall and Mary Beth Shields of record in Book 10445, page 748, re-recorded in Book 10492, page 103, Register's Office for Davidson County, Tennessee.