This instrument prepared by and return to:
BALDWIN LAND TITLE, PLLC
51 Century Blvd., #308
Nashville, TN 37214

Map and Parcel # 9016-45.00

Responsible party for taxes:
Lucy C. Richardson
543 American Road
Nashville, TN 37209

# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **Oscar J. Richardson,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Lucy C. Richardson,** the Grantees herein in fee simple, her(successors), heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in Davidson County, Tennessee as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Charlotte Park, Section I, of record in Book 2663, page 2, 3, 4, 5 and 6, Register's Office for said County, and described as follows:

Said Lot No. 39 fronts 79.0 feet on the southerly side of American Road, and runs back 1508 feet on the westerly line and 145.0 feet on the easterly line, to a dead line in the rear on which it measures 69.3 feet.

Being the same property conveyed to Oscar J. Richardson and wife. Lucy C. Richardson by deed from Ruth M. O'Brien, a widow, of record in Book 6937, page 181, Register's Office, Davidson County, Tennessee.

This improved property is known as: 543 American Road., Nashville, TN 37209.

STATE of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00
Subscribed and sworn to before me, this 11 day of ~~December 2004.~~ Jan 11, 2005

Affiant

Notary Public

My Commission Expires: 3-31-07

Oscar J. Richardson

STATE OF Tennessee
COUNTY Davidson

Personally appeared before me, Judith A. Anderson, a Notary Public in and for said County and State, **Oscar J. Richardson,** personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 11 day of ~~December, 2004.~~ Jan. 2005

Notary Public

My Commission Expires:

JUDITH A. ANDERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

Davidson County DEEDQC
Recvd: 03/03/06 09:58 1 pgs
Fees:12.00 Taxes:0.00
20060303-0024767

New owner and address:
Lucy C. Richardson
543 American Road
Nashville, TN 37209

T.A.I.