QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/09/06 08:35 2 pgs
Fees:12.00 Taxes:0.00
20060509-0053796

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer ZERO DOLLARS ($0.00). EXEMPT

Carl I. Richardson

Carl I. Richardson, Affiant

Subscribed and sworn to before me on this 3rd day of May, 2006.

Notary Public
My commission expires: July 29, 2006.

This instrument was prepared by:

M. Kevin Heffelman
Nippert & Nippert, Attorneys
150 South Main
Ashland City, Tennessee

Name and Address of New Owners:

Carl I. Richardson
2814 Highway 49 West
Ashland City, Tennessee 37015

Persons Responsible for Taxes:

Same

Map/Parcel Number: 047/025.00

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, I, **Ellie Mai Richardson, an unmarried,** do hereby convey, remise, release and forever quitclaim unto **Carl I. Richardson, a married person**, his heirs and assigns, the following described parcel of land in Davidson County, Tennessee:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, being part of the 675 acre tract marked "James M. Simpkins" on the Plan of O. A. Simpkins, deceased, as of record in Book 161, page 117, Register's Office for said County, described according to a survey made by J. P. Gallaher, Surveyor, August 13, 1955, as follows:

Beginning at a point in the center of Bull Run and Sulphur Creek Road at the southeast corner of the property conveyed to Arthur R. Sullivan and wife, by deed from Jim Shadowens and wife, of record in Book 2195, page 515, said Register's Office; thence with the center of said Road south 51 deg. east 6 poles, and south 47-1/2 deg. east 5-4/5 poles; thence north 53 deg. east 17.45 poles to a sugar tree; thence north 23 deg. east 18 poles to a small persimmon tree; thence north 10-1/2 deg. east 43-2/5 poles to a sugar tree in the southern boundary line of the Ben J. Carr property, formerly Allen Simpkins Lands; thence with the southern boundary line of said Carr lands westwardly 8-16/25 poles to a small white oak on an east hillside, being the northeast corner of said Sullivan property; thence with the eastern boundary line of said Sullivan property south 6-3/4 deg. west 14 poles, south 23-1/2 deg. west 15-1/5 poles to a hickory, and south 31 deg. west 38-4/5 poles to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Virgil G. Richardson and wife, Ellie Mai Richardson, by deed from Jim Shadowens and wife, dated August 17, 1995, in Book 2446, Page 275, Register's Office of Davidson County, Tennessee. Virgil G. Richardson having since conveyed his interest in said property to Ellie Mai Richardson by Final Decree of Divorce Docket # 57596, Book 57, Page 596, Probate Court of Davidson County, Tennessee.

And now, I, **Ellie Mai Richardson**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby convey, remise, release and forever quitclaim unto **Carl I. Richardson, a married person**, his heirs and assigns, the property hereinabove described and set forth, to which reference is hereby made, and said property is subject to the same limitations, restrictions and encumbrances as may effect the premises, as set forth above.

WITNESS my hand this 3rd day of May, 2006.

Ellie Mai Richardson

Ellie Mai Richardson

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, **M. Kevin Heffelman**, a Notary Public in and for said County and State, the within named **Ellie Mai Richardson,** the bargainor with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Cheatham County, Tennessee on this 3rd day of May, 2006.

Notary Public
My Commission expires: July 29, 2006.

