THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 05/17/06 08:26 5 pgs
Fees:27.00 Taxes:0.00
20060517-0057480

MAP.GROUP.PARCEL
71-15 PARCEL 90 AND
71-15-91

NEW OWNERS:
Evelyn Terry
500 Harrington Ave Apt. 229
Nashville, Tn. 37205

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, The Estate of Katherine Richmond, by this instrument **QUITCLAIM** all of the interest of Grantor in the hereinafter described property unto Evelyn Terry, an unmarried woman, her heirs and assigns forever, the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the southerly 50 feet of Lot No. 4 on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of said Lot No. 4 adjoin and front together 108.3 feet on the easterly side of Dickerson Pike and runs back between parallel lines 140 feet to an alley.

The subject property is improved property commonly known:
1323 Dickerson Pike Nashville Tn.

Being the property conveyed to Claude M. Richmond, Jr. and wife, Katherine Richmond by Deed of record in Book 6010, page 240, Register's Office for Davidson County, Tennessee. Claude M. Richmond, Jr. died on December 17, 1998, and at the time of his death was the husband of Katherine Richmond. Katherine Richmond died on January 11, 2006, and at the time of her death was an unmarried woman. Evelyn Terry executes the herein described instrument as sole beneficiary to the Estate of Katherine Richmond as confirmed by Affidavit of Heirship attached herewith and made a part hereof.

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot fronts 58.3 feet on the east margin of Dickerson Pike or North First Street, and runs back between parallel lines 140 feet to an alley.

The subject property is improved property commonly known:
1321 Dickerson Pike, Nashville, Tn.

Being the property conveyed to Claude M. Richmond, Jr. and wife, Katherine Richmond by Deed of record in Book 6010, page 242, Register's Office for Davidson County, Tennessee. Claude M. Richmond, Jr. died on December 17, 1998, and at the time of his death was the husband of Katherine Richmond. Katherine Richmond died on January 11, 2006, and at the time of her death was an unmarried woman. Evelyn Terry executes the herein described instrument as sole beneficiary to the Estate of Katherine Richmond as confirmed by Affidavit of Heirship attached herewith and made a part hereof.

Evelyn Terry as sole beneficiary
For the Estate of Katherine Richmond

STATE OF TENNESSEE
COUNTY SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Evelyn Terry as sole beneficiary to the estate of Katherine Richmond, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed by her as sole beneficiary with evidence given in instruments recorded herewiyh for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 19th day of April, 2006.

Notary Public
My Commission Expires: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me, this 19th day of April, 2006.

Notary Public
My Commission Expires: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

AFFIDAVIT OF HEIRSHIP

OF

KATHERINE RICHMOND

STATE OF TENNESSEE

COUNTY OF SUMNER

KNOW ALL MEN BY THESE PRESENTS:

That on this day personally appeared Robert Anderson of 608 Fredavilla, Madison, Tennessee 37115, and Alice Alexander of 2216 Golden Oak Place, Madison, Tennessee 37115, (the affiants), known to me to be the persons whose signatures appear hereinbelow, and having been duly sworn by me upon their oath they did depose and say:

We are all residents of Davidson County, Tennessee, and are competent to make this affidavit, being at least 21 years of age. We are well and personally acquainted with the life and marital history of Katherine Richmond, who was born on November 23, 1909 , and who died on January 11, 2006.

We know that Katherine Richmond was married once and only once during her lifetime, and that was to Claude M. Richmond, Jr. This marriage continued without interruption until the death of Claude M. Richmond, Jr. , on December 17, 1998.

Of this marriage, one (1) and only one (1) child was born, namely, Evelyn Terry.

No other child or children were born to, nor were any child or children adopted by or taken into the home of the said Claude M. Richmond, Jr. and Katherine Richmond, under circumstances from which an adoption could be inferred or implied.

Katherine Richmond died intestate in Nashville, Tennessee on January 11, 2006. No administration has ever been taken out nor has any been requested upon his estate, for the reason that all debts, charges, and taxes of any sort or form have been fully paid and discharged. We know that the value and size of the estate of Woodrow Wilson Fleming is sufficiently small so that there is no tax owing to the State of Tennessee or any other state for inheritance tax purposes, and no Federal Estate tax is owing to the government of the United States of America or any other government upon her estate.

During the marriage of Claude M. Richmond, Jr. and Katherine Richmond they acquired as community property certain miscellaneous personal property, and certain real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the southerly 50 feet of Lot No. 4 on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of said Lot No. 4 adjoin and front together 108.3 feet on the easterly side of Dickerson Pike and runs back between parallel lines 140 feet to an alley.

Being the property conveyed to Claude M. Richmond, Jr. and wife, Katherine Richmond by Deed of record in Book 6010, page 240, Register's Office for Davidson County, Tennessee.

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Said Lot fronts 58.3 feet on the east margin of Dickerson Pike or North First Street, and runs back between parallel lines 140 feet to an alley.

Being the property conveyed to Claude M. Richmond, Jr. and wife, Katherine Richmond by Deed of record in Book 6010, page 242, Register's Office for Davidson County, Tennessee.

Further affiants saith not.

X Robert Anderson
ROBERT ANDERSON

X Alice Alexander
ALICE ALEXANDER

STATE OF TENNESSEE

COUNTY OF SUMNER

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Robert Anderson on this the 19th day of April, 2006.

NOTARY PUBLIC
My Commission Expires: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF SUMNER

The above and foregoing Affidavit of Heirship was SUBSCRIBED AND SWORN TO and ACKNOWLEDGED before me by Alice Alexander on this the 19th day of April, 2006.

NOTARY PUBLIC
My Commission Expires: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE