OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-.
Franklin Mitchell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF August 2006.
NOTARY PUBLIC
My Commission expires: 6-26-07

KRIS MORSS NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
CAPITAL TITLE & ESCROW, LLC, 6213 CHARLOTTE PIKE, STE. 200, NASHVILLE, TN. 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles P. Richardson Rachael A. Runyeon	SAME	91-15-235
(NAME)	(NAME)	
5001 Nevada Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Charles P. Richardson and Rachael A. Runyeon

by these presents do remise, release and QUITCLAIM unto,

Charles P. Richardson and Rachael A. Richardson, husband and wife

all of my right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

Davidson County DEEDQC
Recvd: 09/01/06 08:45 3 pgs
Fees:17.00 Taxes:0.00
20060901-0108090

unimproved ( )
This is improved (X) property, known as

5001	Nevada Ave.	Nashville,	TN	37209
(House Number)	(Street)	(City)	(State)	(Zip)

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

Witness my hand this 9 day of August, 2006.

Charles P. Richardson

Rachael A. Runyeon

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles P. Richardson and Rachael A. Runyeon,** the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of August _____, 2006.

My Commission expires:
6-26-08

Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Block 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Co's. First Addition, as of record in Book 421, page 18, said Register's Office, described as follows:

Beginning at the Southwest corner of Nevada Avenue, as extended West from the Charlotte Park Company's First Addition to Nashville, and 50th Avenue, North, as extended South from Charlotte Avenue; thence, with the southerly margin of Nevada Avenue, westerly 60 feet to a point; thence, at right angles southwardly and parallel with 50th Avenue, North, 150 feet to the northerly margin of an alley; thence, easterly with the margin of said alley 60 feet to the western margin of 50th Avenue, North; thence, running northwardly with the westerly margin of said 50th Avenue, North, 150 feet to the point of beginning.

Being the same property conveyed to CHARLES P. RICHARDSON AND RACHEL A. RUNYEON, by deed from REBECCA E. CHATHAM-TOMBS, of record as Instrument No. 20050412-0040515, dated April 8, 2005, said Register's Office.