Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20080404-0034339

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 13th day of March, 2008.

NOTARY PUBLIC
My Commission Expires: 7-24-10

ADDRESS OF NEW OWNER:
Janice M. Richardson
1009 9th Avenue South
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

Map/Parcel 105-02-0-49

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Donald Richardson,** Grantor, pursuant to Divorce Decree of record as Docket No. 04D-509, Davidson County, Tennessee, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Janice M. Richardson** , Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Edgehill Estates, Section 100, of record in Plat Book 4860, page 25, Register's Office for said County.

Said Lot No. 42 fronts 52.0 feet on the westerly margin of 9th Avenue South and extends back 120.0 feet on the northerly line 120.0 feet on the southerly line to a dead line in the rear, measuring 52.0 feet thereon.

Being the same property conveyed to Donald Richardson and wife, Janice M. Richardson by Warranty Deed from Sandra J. Chumney of record in Book ~~676~~ * 11 to 7 le, page 641, Dated September 15, 1999, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

MAR/13/2008/THU 01:55 PM McCANN & HUBBARD FAX No. 615 377 0644 P. 001

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 13th day of March, 2008.

Donald Richardson

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald Richardson, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 13th day of March, 2008.

George Baker, J.
Notary Public

My Commission Expires: [illegible]

GEORGE BAKER, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY