This instrument prepared by and return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Map & Parcel: 113/187.00

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/11/08 10:16 2 pgs
Fees:12.00 Taxes:0.00
20080711-0071279

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, **John R. Richardson** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **John R. Richardson and wife, Teresa A. Richardson,** the Grantee herein in fee simple, their (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:

Beginning at an iron pin in the westerly line of the James T. Hardin property of record in Book 6279, Page 958 of the Register's Office of Davidson County and in the easterly line of the Harold and Marjorie A. Richardson property of record in Book 3991, Page 413; said point located 867 feet south of Hardin's northwest corner and Richardson's northeast corner and 867 feet south of the southerly margin of Old Charlotte Pike, thence N. 55 00' 49" W, 458.50 feet to an iron pin; thence S 30 45' 15" W, 447.50 feet to an iron pin; thence S 13 17' 07" W, 215.77 feet to an iron pin; thence N 85 04' 50" E, 641.93 feet to an iron pin in Hardin's westerly line, Richardson's easterly line, thence along Hardin's westerly line N 3 00' 00" E, 277.00 feet to the beginning, containing 5.76 acres more or less.

Included with this property is a 20 foot ingress and egress easement, and utility easement; the centerline of said easement begins on the southerly margin of Old Charlotte Road 11 feet west of Hardin's northwest corner; thence leaving the southerly margin of Old Charlotte Pike S 30 13' 37" W, 117.36 feet; thence S 6 26' 39" E 82.73 feet; thence S 25 21' 43" W, 218.79 feet; thence S 49 27' 39" W, 125.49 feet; thence S 30 32' 19" W, 166.43 feet, thence S 12 14' 55" W, 51.7 feet to the northwest property of the tract of land as set forth in this description.

Being the same property conveyed to John R. Richardson and Teresa A. Richardson by deed from Marjorie A. Richardson of record in Book 8059, Page 182, corrected in Book 8107, Page 466 (dated April 30, 1990), in the Register's Office for Davidson County, Tennessee, dated February 28, 1990.

Being further conveyed to John R. Richardson by deed from Teresa A. Richardson of record in Instrument No. 20000504-0045043, in the Register's Office for Davidson County, Tennessee, dated April 28, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as **7853 Old Charlotte Drive, Nashville, Tennessee 37209.**

John R. Richardson

STATE OF Tennessee

COUNTY OF TN

I, Laura Mitchell, a Notary Public of the County and State first above written, do hereby certify that **John R. Richardson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

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 30th day of June 2008.

Affiant

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.
My Commission Expires MAY 22, 2010

New Owner:
John R. Richardson & Teresa Richardson
7853 Old Charlotte Drive
Nashville, Tennessee 37209

Send Tax Bills to:
NEW OWNER