BILL GARRETT, Davidson County
Trans:T20100018083 DEEDOC
Recvd: 03/29/10 11:05 2 pgs
Fees:12.00 Taxes:0.00
20100329-0023112

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Marshall Dwain Richardson
2414 Mansker Dr
Madison TN 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP 26-16
GROUP
PARCEL 40

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Marshall Dwain Richardson,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Marshall Dwain Richardson, as to a one percent (1%) undivided interest and Xing Lin, as to a ninety-nine percent (99%) undivided interest,** hereinafter called the "GRANTEE", their heirs and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Mansker Meadows, Section II, of record in Plat Book 2663, page 15, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marshall Dwain Richardson by deed from George McBride and wife, Patricia McBride of record as Instrument No. 20100111000240 8, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is improved property known as 2414 Mansker Drive, Madison, Tennessee 37115.

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 the 30th day of December, 2009.

Marshall Dwain Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marshall Dwain Richardson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of December, 2009.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2009.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/2013