THIS INSTRUMENT WAS PREPARED BY:

Vicky V. Klein
Attorney at Law
223 Madison Street, Suite 102
Madison, TN 37116-0608
615.868.8886

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Michael Richardson	BAC Home Loans Servicing	Map 043-02-0
1118 Snow Avenue	P.O. Box 15222	Parcel 100.00
Madison, Tn. 37115	Wilmington, DE 19886-5222	

BILL GARRETT, Davidson County
Trans:T20100020126 DEEDQC
Recvd: 04/06/10 14:21 3 pgs
Fees:17.00 Taxes:0.00
20100406-0025777

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Michael Richardson vs. Darlene Amera Richardson*, Civil Action No. 08D-2342, Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

MICHAEL RICHARDSON

Sworn to and subscribed before me this 1st day of March, 2010.

VICKY V. KLEIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

NOTARY PUBLIC
My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled *Michael Richardson vs. Darlene Amera Richardson*, Civil Action No. 08D-2342, Fourth Circuit Court for Davidson County, Tennessee, Darlene Grimes Richardson has bargained and sold, and

by these presents does transfer, quitclaim and convey unto the said Michael Richardson, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land located in the 11th Civil District of Davidson County, Tennessee and being parts of lots No. 33 and 24 on the Map of the Dixie Pure Food Subdivision of record in Plat Book 161, Page 113, R.O.D.C., Tennessee and being part of a Plan of the Subdivision of said lot No. 33 as of record in Plat Book 421, Page 42, said Register's Office. The part of said lot 33 here conveyed is descried as follows, to wit:
Beginning at an iron pin, in the northerly right of way of Snow Avenue and being the southwest corner of parcel #2, and being the southeast corner of this tract, thence: with the northerly right of way of Snow Avenue, N 83-00-00W, 192.85' to an iron pin. Thence: N 17-58-42E, 205.77' to an iron pin at a fence corner. Thence: S 81-10-30E, 126.15' to an iron pin at a fence corner. Thence: S 00-55-50E, 199.90' to an iron pin at the point of beginning, containing .743 acres, more or less, all according to the Survey dated October 27, 2003 by Cantrell, Kemp, LLC, R.L.S. #1638.

Being the same property conveyed to Michael Richardson and Wife; Darlene Grimes Richardson by fee simple deed from Jeffary Alan Holley and Wife, Patricia Ann Holley, as set forth in instrument No. 20031112-0165522 and recorded on 11/12/2003, Davidson County Register's Office.

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

This is improved property located at 1118 Snow Avenue, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael Richardson, his heirs, successors and assigns, forever.

OK Darlene Grimes Richardson and Darlene Amera Richardson are one and the same person.

Witness my hand this the 10th day of March, 2010.

Darlene Grimes Richardson

DARLENE GRIMES RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, Darlene Grimes Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this the 10th day of March, 2010.

BRUCE E. KESSLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: / /

MY COMMISSION EXPIRES:
August 23, 2011