BILL GARRETT, Davidson County
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Fees: 17.00 Taxes: 0.00

20100513-0037007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~130,000.00~~ 0.00

Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 29 DAY OF April, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/10/2012

NICOLE BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
1802 Williamson Court, Suite 200
Brentwood, TN 37027

FROM:

Lyle Russell Richardson, Pamela Joy Eichold and Paula Jean Pereira

TO:

Paula Jean Pereira

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Paula Jean Pereira ~~4801~~ 4800 Magnolia Place Nashville, TN 37211	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	146-04-0-180.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Lyle Russell Richardson, Pamela Joy Eichold and Paula Jean Pereira, have bargained and sold and do hereby quitclaim, transfer and convey any and all interest which we have in the hereinafter described property to, Paula Jean Pereira, her heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5-B on the Plan of Zone Lot Division of Lots 5 and 8 through 12, Magnolia Hall, of record in Book 5800, page 197 as amended in Book 5200, page 699, Register's Office for said County, to which plan reference is hereby Made for a more complete description.

Being the same property conveyed to Emmalene Richardson, unmarried, by Deed from Kathryn Y. Cooke and Wendell S. Cooke, Jr. and wife, JoAnn Cooke, dated June 20, 1989, and recorded June 21, 1989, of record in Book 7870, page 604, Register's Office for Davidson County, Tennessee. The said Emmalene Richardson having since died, intestate. By the laws of descent and distribution, and by Affidavit of Heirship filed simultaneously herewith, * Lyle Russell Richardson, Pamela Joy Eichold and Paula Jean Pereira inherited the property as the sole surviving heirs of the deceased. * 20100513003 7006

(This is the same legal description as contained in prior Deed)

This is improved property known as **4800 Magnolia Place, Nashville, TN 37211**.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 29 day of April, 2010.

Lyle Russell Richardson

Pamela Joy Eichold

Paula Jean Pereira

STATE OF California
COUNTY OF Contra Costa - Please see attached.

On this the ____ day of _____,2010 , before me, the undersigned, personally appeared Lyle Russell Richardson,w ith whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the _____ day of _____, 2010.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 29 day of April, 2010, before me, the undersigned, personally appeared Pamela Joy Eichold, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 29 day of April, 2010.

_____
NOTARY PUBLIC

NICOLE BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/10/2012

STATE OF Tennessee
COUNTY OF Davidson

On this the 29 day of April, 2010, before me, the undersigned, personally appeared Paula Jean Pereira, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 29 day of April 2010.

_____
NOTARY PUBLIC

NICOLE BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/10/2012

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Contra Costa }

On April 28, 2010 (Date) before me, DIANA E. TEEMAN, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared Lyle Russell Richardson (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diana E. Teeman (Signature of Notary Public)

DIANA E. TEEMAN
Commission # 1793755
Notary Public - California
Contra Costa County
My Comm. Expires Mar 16, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: April 28, 2010 Number of Pages: 1

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lyle Russell Richardson

- [X] Individual
- [ ] Corporate Officer — Title(s): _____
- [ ] Partner — [ ] Limited [ ] General
- [ ] Attorney in Fact
- [ ] Trustee
- [ ] Guardian or Conservator
- [ ] Other: _____

Signer Is Representing: Himself

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

- [ ] Individual
- [ ] Corporate Officer — Title(s): _____
- [ ] Partner — [ ] Limited [ ] General
- [ ] Attorney in Fact
- [ ] Trustee
- [ ] Guardian or Conservator
- [ ] Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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