This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 1700
Nashville, TN 37238
(Based upon information furnished by the parties – no title search performed)

BILL GARRETT, Davidson County
Trans:T20100079453 DEEDQC
Recvd: 12/17/10 10:37 3 pgs
Fees:17.00 Taxes:0.00
20101217-0100427

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Jean Marie Mathews and John David Richardson	Jean Marie Mathews	Map 105-12 Parcels: 9, 10, 11
Jean Marie Mathews 5014 Longstreet Drive Brentwood, TN 37027	5014 Longstreet Drive Brentwood, TN 37027	
John David Richardson 9461 Foothills Drive Brentwood, TN 37027		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JEAN MARIE MATHEWS and JOHN DAVID RICHARDSON, AS CO-EXECUTORS OF THE ESTATE OF BETTY JEAN RICHARDSON (the "Grantors"), and for the purpose of making a distribution under the Last Will and Testament of Betty Jean Richardson, of record in docket number 09P-866 of the Probate Court Clerk's office of the Seventh Circuit Court, Davidson County, TN, do hereby transfer, quitclaim and convey unto JEAN MARIE MATHEWS and JOHN DAVID RICHARDSON, AS CO-TRUSTEES OF THE RICHARDSON FAMILY TRUST under the Will of Betty Jean Richardson (the "Grantee"), its heirs, successors and assigns, all of Grantors right, title and interest in certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the southerly half of lot No. 20 Block "E" on Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said part of lot No. 20 fronts 50 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Ethel Adair by deed from Frank Daniel Morrison and wife, Maxine B. Morrison, of record in Book 2026, Page 491, Register's Office for Davidson County, TN. The said Ethel Adair having since died, the property vested in Betty Jean Adair Richardson in accordance with the Last Will and Testament of Ethel Adair, of record in Will Book 77-482 of the Probate Court Clerk's Office of Davidson County, TN. The said Betty Jean Adair Richardson having since died, the property vested in Jean Marie Mathews and John David Richardson, as Co-Trustees of the Richardson Family Trust under the Last Will and Testament of Betty Jean Richardson of record in Docket No. 09P-866 of the Seventh Circuit Court Clerk's Office of Davidson County, TN.

This is improved property known as 1404 Janie Avenue, Nashville, TN.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 15th day of December, 2010.

ESTATE OF BETTY JEAN RICHARDSON:

BY: Jean Marie Mathews
Jean Marie Mathews, Co-Trustee

BY: John David Richardson
John David Richardson, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEAN MARIE MATHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Executor of the Estate of Betty Jean Richardson, the within named bargainor, an estate, and that as such Co-Executor executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15th day of December, 2010.

Lesa H. Skoney
NOTARY PUBLIC

My Commission expires: 1-6-2014

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN DAVID RICHARDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Executor of the Estate of Betty Jean Richardson, the within named bargainor, an estate, and that as such Co-Executor executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15th day of December, 2010.

NOTARY PUBLIC

My Commission expires: 1-6-2014

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed before me this 15th day of December, 2010.

NOTARY PUBLIC

My commission expires: 1-6-2014

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

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