BILL GARRETT, Davidson County
Trans:T20110050439 DEEDQC
Recvd: 08/17/11 09:24 2 pgs
Fees:13.00 Taxes:543.90
20110817-0063352

Name and Address of New Owner:

William E. Richardson and Debra Richardson
203 Lucien Drive
Goodlettsville, TN 37027

Send Tax Notices To:

PrimeLending, a PlainsCapital Company
18111 Preston Road #900
Dallas, TX 75252

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY THE PARTIES
MAP/PARCEL 018-07-0-028.00 & 029.00

QUITCLAIM DEED

WHEREAS, GEORGE ALPH NICHOLS died on or about February 2, 2011, without leaving a will. Letters of Administration were issued on May 12, 2011 in the Probate Court of Davidson County, Tennessee. GEORGE RONALD NICHOLS and DEBRA ELAINE RICHARDSON state that they are the Beneficiaries and the sole surviving heirs of the ESTATE OF GEORGE ALPH NICHOLS. The undersigned GEORGE RONALD NICHOLS and DEBRA ELAINE RICHARDSON, as beneficiaries and sole surviving heirs, by signing this deed, release any rights they have as Beneficiaries and sole surviving heirs and to recover this property in the event of a subsequent insolvency of this Estate. By the authority as Beneficiaries and sole surviving heirs and for good and valuable consideration, the receipt of which is hereby acknowledged, the said Beneficiaries and sole surviving heirs of the ESTATE OF GEORGE ALPH NICHOLS, quitclaim to WILLIAM E. RICHARDSON and DEBRA RICHARDSON, husband and wife, their heirs and assigns, all their right, title, claim and interest, in and to that certain parcel of real estate situated in a certain Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot Nos. 47 and 48, CONNELL ESTATES SUBDIVISION, SECTION ONE, according to survey and plat of same appearing of record in Plat Book 2900, page 15, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to George Alph Nichols and wife, Nell E. Nichols by deed of record in Book 4591, page 250, of the Register's Office of Davidson County, Tennessee. The said Nell E. Nichols being deceased and George Alph Nichols having received the property as surviving tenant by the entirety. George Ronald Nichols and Debra Elaine Richardson being the sole surviving heirs of George Alph Nichols

THIS conveyance is subject to the restrictive covenants of record in Book 2927, page 581; to the right of way in Book 4805, page 947, and, to any and all other matters as shown on subdivision plat of record in Plat Book 2900, page 15, of the Register's Office of Davidson County, Tennessee.

The grantors covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2011 property taxes, which taxes shall be prorated between the parties. Grantors shall be responsible for any and all prior year taxes, including Greenbelt taxes.

The property is sold in "as is" condition and grantors make no warranties, expressed or implied in regards to the condition or habitability of the property.

The grantors further covenant and bind themselves, their successors and/or assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, on this the 21st day of July, 2011.

ESTATE OF GEORGE ALPH NICHOLS

By: George Ronald Nichols
George Ronald Nichols,
Beneficiary and Sole Surviving Heir

By: Debra Elaine Richardson
Debra Elaine Richardson
Beneficiary and Sole Surviving Heir

STATE OF NC)
:ss
COUNTY OF Watauga)

Personally appeared before me, GEORGE RONALD NICHOLS, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND this the 21st day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 9-29-2014

JESSE R. WILLIAMS
NOTARY PUBLIC
Watauga County
North Carolina
My Commission Expires September 29, 2014

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

RICHARDSON

Personally appeared before me, DEBRA ELAINE TAYLOR, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

WITNESS MY HAND this the 21st day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 12-21-2014

MARK S. MOORE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $147,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lori I. Womble
AFFIANT

Sworn to and subscribed before me on this the 21st day of July, 2011.

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NOTARY PUBLIC

My Commission Expires: 12-21-2014

MARK S. MOORE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.