PICK-UP

BILL GARRETT, Davidson County
Trans:T20120012367 DEEDQC
Recvd: 02/21/12 09:45 2 pgs
Fees:12.00 Taxes:0.00
20120221-0014562

This Instrument
Prepared By:
Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37201
(615) 242-2000

# QUITCLAIM DEED

**This Deed**, executed as of the 3rd day of January, 2012, at Nashville, Davidson County, Tennessee, by Grantor Dorris S. Richardson, to Grantee, Richardson Family Trust.

**That** Grantor, for a valuable consideration receipt whereof is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to itself, and to its assigns and successors forever certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the east margin of Buffalo-Bellevue Road, at iron pin located 2146 feet south of the south margin of the Memphis-Bristol Highway; thence along the margin of Buffalo-Bellevue Road, South 5 deg. East 209 feet to an iron pin at the northwest corner of the property conveyed to Jac. C. Hamblen, by deed of record in Book 2437, page 469, Register's Office; thence along Hamblen's north line, along a fence South 84 deg. 15' East 209 feet to an iron pin; thence North 5 deg. West 209 feet to an iron pin; thence North 85 deg. 15' West 209 feet to the point of beginning. Described according to a survey made by Hal P. Swann, Jr., Surveyor, dated May 6, 1961, as follows:

Included in the above description but expressly excluded is that portion of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of record in Book 4561, page 880, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Dorris S. Richardson and wife, Martha C. Richardson by Deed from Thomas A. Baugh and wife, Mary Baugh, dated May 19, 1961, recorded May 23, 1961, of record in Book 3224, page 487, Register's Office for Davidson County, Tennessee.

The above listed parcel being inherited by the Grantor as surviving spouse of Martha C. Richardson, deceased, estate administration in the Probate Court for Davidson County, case number 11P1800.

This is improved real property known as768 Bellevue Road [a/k/a/ 790 Bellevue Road by the Davidson County Tax Assessor], Nashville, Tennessee.

**In Witness Whereof,** Grantor has executed this Deed as of the date and at the place first above written.

Dorris S. Richardson

Dorris S. Richardson

**State of Tennessee** )
**County of Davidson** )

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared Dorris S. Richardson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of January, 2012.

Nancy Bowen

Nancy Bowen, Notary Public

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:
October 23, 2012

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| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Parcel ID Number |
|---|---|---|
| Richardson Family Trust<br>8036 Sawyer Brown Road<br>Nashville, TN 37221-1502 | Richardson Family Trust<br>8036 Sawyer Brown Road<br>Nashville, TN 37221-1502 | 14200004100 |

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**State of Tennessee** )
**County of Davidson** )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0- , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dorris S. Richardson

Dorris S. Richardson, Affiant

Sworn to and subscribed before me 3rd day of January, 2012.

Nancy Bowen

Nancy Bowen, Notary Public

NANCY BOWEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:
October 23, 2012