THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156
File No. 2012-0485

This instrument prepared upon information
Furnished by the parties

JANET SHEHATA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Hugh M. Richardson III
Affiant

Subscribed and sworn to before me this the 28th *day of* June, *2012.*

Notary Public
My commission expires: 11/3/15

Name and Address of New Owner:
Penny W. Richardson
5946 Post Rd
Nashville, TN 37205

Send Tax Bills To:
Owner

BILL GARRETT, Davidson County
Trans:T20120048543 DEEDQC
Recvd: 07/02/12 12:01 3 pgs
Fees:17.00 Taxes:0.00
20120702-0057826

Street Address of Subject Property:
2633 Grandview Avenue
Nashville, TN 37211
5946 Post Rd
Nashville, TN 37205

Map and Parcel:
Map & Parcel 19090/003.00

Map and Parcel
Map & Parcel 116090/068.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hugh Richardson, III (aka Hugh M. Richardson, III)**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Penny W. Richardson**, hereinafter called **"GRANTEE,"** her heirs and assigns, all of his right, title and interest in and to a certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows:

Tract 1:
2633 Grandview Avenue

Land in Davidson County, Tennessee, being Lot "D" on the Map showing subdivision of the Hughes Residence Lot and Lots Nos. 57, 58, 59, 60, 70, 71, 72 and 73 including an alley on the rear of said lots in Edenwold Park as of record in Book 421, page 153, said Register's Office.

Beginning on the westerly margin of Caldwell Avenue, formerly Marshall Avenue, 200 ft. northerly from the northerly margin of Central Blvd., being the corner of Lot "D" and Lot No. 4

HMR

on said plan; thence with the westerly margin of said Avenue northerly 50 ft. to the corner of Lots "C" and "D"; thence westerly with the line between said two lots 335 ft. to the easterly margin of an alley; thence with the easterly margin of said alley southerly 50 ft. to the corner of Lots D and 4; thence easterly with the line between said two lots 364 ft. to the beginning.

Being a portion of the property conveyed to Hugh M. Richardson, III and wife, Penny W. Richardson by Warranty Deed from David V. Power, Sr. (a/k/a David Power), a married person, dated June 20, 2005, of record in Instrument No. 20050621-0071025, Register's Office of Davidson County, Tennessee.

Tract 2:
5946 Post Road

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

Being Lot No. 379 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hugh Richardson, III and wife, Penny W. Richardson by warranty deed of record in Book 7099, page 1, Register's Office of Davidson County, Tennessee.

HMR

WITNESS my hand this 28th day of June, 2012.

Hugh M. Richardson, III

JANET SHEHATA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Hugh M. Richardson, III, the within named bargainor with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, TN, the day and year first above written.

NOTARY PUBLIC

My commission expires: 11/3/15