This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Annie P Richards
AFFIANT

Subscribed and sworn to before me this 2nd day of February, 2013.

Jennifer Turner
NOTARY PUBLIC

My Comm Expires: 11/16/14

JENNIFER TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130037838 DEEDQC
Recvd: 05/07/13 09:03 2 pgs
Fees:12.00 Taxes:0.00
20130507-0045783

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Herman T. Richards **107 Queen St.** **Nashville, TN 37207**	**Same as Owner**	**04111008100**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Annie Pearl Richards**, for and in consideration of the sum of **-O-** and No/100 Dollars (**$-0-**), does hereby [convey,] remise, release and forever quitclaim unto my son, **Herman T. Richards**, his/her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 361 on the Map of Bellshire Estates, Section "A", as of record in Book 2331, page 115, Register's Office for said County.

Said Lot No. 361 fronts 171.5 feet on the southwesterly side of Rugby Drive, and runs back 261 feet on the northwesterly line and 244.1 feet on the southwesterly line to a dead line in the rear on which it measures 140.1 feet.

Being part of the same property conveyed to Wright & Sadler, Inc., by deed from Folk-Jordan Company, Inc., et al, of record in Book 2798, page 382, of said Register's Office of Davidson County.

Being part of the same property conveyed to Herman T. Richards and wife, Annie Pearl Richards by deed from Wright & Sadler, Inc., of record in Book 2813, page 439 of said Register's Office of Davidson County.

This is improved property better known as: **1237 Rugby Drive, Nashville, TN 37207.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 22nd day of February, 2013.

Annie Pearl Richards

Annie Pearl Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Richards, a Notary Public, in and for said County and State, **Annie Pearl Richards,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 22nd day of February, 2013.

JENNIFER TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jennifer Turner

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/16/14