QUITCLAIM DEED

BOOK 5138 PAGE 587

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Duncan, Sr., et ux	NEW OWNER	
(NAME)	(NAME)	83-6
705 Setliff Place		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	155
Nashville, TN. 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to James W. Duncan, Sr. and wife, Mildred L. Duncan

We, Margarett E. Duncan, James W. Duncan, Sr. and wife, Mildred L. Duncan

by these presents do hereby quitclaim and convey unto Jeanne K. Parrish

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 22 and part of Lot No. 23 on the Plan of Olivia W. Sharpe's Addition, as of record in Book 332, page 17, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Setliff Place at a point 105.5 ft. north of the northerly margin of Eastland Avenue, being the corner of Lots Nos. 21 and 22; thence with the line between said two lots eastwardly 267.1 ft. to the westerly margin of an alley; thence with said alley northwardly 73.5 ft. to a point 23 ft. north of the corner of Lots Nos. 22 and 23; thence westwardly 262 ft., more or less, to the easterly margin of Setliff Place southwardly 50 ft. to the beginning.

Being the same property conveyed to Joseph E. Duncan and wife, Margaret E. Duncan and James W. Duncan and wife, Mildred L. Duncan, by deed from Gertrude Curley Bass, a widow, of record in Book 2012, page 413, RODC, Tennessee.

Joseph E. Duncan died 9-28-58. His will was probated and found in Book 71, page 100, of County Court for Davidson County, Tennessee. Copy of Will attached.

Margarett E. Duncan has executed General Power of Attorney to James Walton Duncan, Sr. on 11-4-75 and he is signing for her on this deed. Power of Attorney attached.

STATE OF TENNESSE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 19th day of April, 1977

Affiant James W. Duncan Sr

My commission expires: 4-30-78 (Affix Seal)

Notary Public Donald L. Parrish

unimproved ( )
This is improved (X) property, known as 705 Setliff Place, Nashville, TN. 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Jeanne K. Parrish *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* James W. Duncan, Sr. and wife, Mildred L. Duncan

their *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 19th *day of* April, 19 77.

THIS INSTRUMENT WAS PREPARED BY:

Donald L. Parrish
Attorney at Law
2107 Avalon Drive
Nashville, TN. 37216

X Margarett E. Duncan by James Walter Duncan
Margarett E. Duncan, by her Attorney in Fact, James Walter Duncan

X James W. Duncan Sr
James W. Duncan, Sr.

X Mildred L Duncan
Mildred L. Duncan

X Jeanne K Parrish
TRUSTEE

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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, Margarett E. Duncan by her attorney in fact, James Walter Duncan, Sr., James W. Duncan, Sr. and Mildred L. Duncan the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April 19 77

Donald L. Parrish
Notary Public.

My commission expires: 4-30-78

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 Jeanne K. Parrish, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April 19 77

Donald L. Parrish
Notary Public.

My commission expires: 4-30-78

D 9 9 8 7 0

IDENTIF. REFERENCE

APR 21 1 22 PM '77

FELIX A. POLK, REGISTER
DAVIDSON COUNTY, TENN.

APR 21 77 MISC 3* 12.00 * 12.00

QUITCLAIM

Deed

From:
Margarett E. Duncan, et al

to:
Jeanne K. Parrish Trustee.

AND

From:
Jeanne K. Parrish Trustee.

to:
James W. Duncan, Sr., et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

BOOK 5138 PAGE 589

Last Will and Testament

I, Joseph E. Duncan, of Nashville, Davidson County, being of sound mind and disposing memory, and realizing the uncertainty of life, and hereby revoking and making void any and all wills and codicils thereto by me at any time heretofore made, do hereby publish this my last will and testament.

I direct that all of my just debts and funeral expenses be paid from my estate. I own one-fourth undivided interest in a house and lot located at 705 Setliff Place in Nashville, Davidson County, Tennessee, which is more accurately described by deed of record in Book 2012, page 413, of the Register's Office of Davidson County, Tennessee.

I leave, will, devise and give and bequeath to my wife, Margaret E. Duncan, for her lifetime, all of my interest in the above described property. At the time of the death of my wife, it is my will that my interest in the said property be appraised by three reliable real estate men agreed upon by any three of my children. That fifteen hundred dollars of the value of my interests in said property less one-fourth of the amount of the mortgage on the property at First Federal Savings & Loan Asscciation, I leave, will, devise give and bequeath to my son, James W. Duncan, Sr.

That as to the residue of my interests in said property, it is my will that my son, James W. Duncan, Sr. shall be extended five years from date of my death to raise the sum set up as residue interest by the appraisal aforesaid, after deduction of portion aforesaid to my son, James W. Duncan, Sr. and, if my son, James W. Duncan, Sr. raises said sum in the five year period, it is my will that said sum shall be divided equally among my five children: Dovie Ollie Mae Duncan Lawson; Virginia Ethelene Duncan Fisher; Mary Belle Duncan Lunday, and James W. Duncan, Sr. all of Nashville, Davidson County, Tennessee, and Joseph Edward Duncan of Columbia, South Carolina. In the event that any of

my five children predecease me, it is my will that his or her share shall be divided equally among his or her children, and it is my desire that Robert Gailey Lundy shall inherit equally with the children of my daughter, Mary Belle Duncan Lunday. Further, it is my desire that Robert Gailey Lunday shall be treated as my other grandchildren in all phases of this will.

In the event that my son, James W. Duncan, Sr. fails to raise required sum of money and to buy out interests ofother heirs in five years extended, it is my will that my aforesaid residue interests in property at 705 Setliff place be sold, and be divided in same manner as above set out.

It is my desire that one-twelve gage double barrell shot gun made by Rogers Machine Company, and inherited by me go to my grandson, James W. Duncan, Jr.

I leave, will, devise, give and bequeath to my wife, Margaret E. Duncan, my savings account in First Federal Savings & Loan Association Bank, Nashville, Tennessee, for her life and that which remains at her death, it is my desire that such remainder shall be divided equally among my aforesaid five children, per stirpes, share and share alike.

All the rest and residue of my estate I leave,will, devise, and bequeath to my five children, per stirpes, share and share alike.

I hereby nominate and appoint as my executor of this my last will and testament, my son, James W. Duncan, Sr. I further direct that he be permitted to serve as executor without bond.

In testimony whereof, I have hereunto subscribed my name this the 11 day of February, 1958.

J.E. Duncan
TESTATOR

The foregoing instrument was signed, sealed, published and declared by Joseph E. Duncan, the Testator, as and for his last will and testament in the presence ofus and each of us, and we at the same time, at his request and in his presence, and in the presence of each other, and believing him to be of sound mind have hereunto subscribed our names as attesting witnesses this 21st day of February, 1958, all in Nashville, Davidson County, Tennessee.

Mrs. N. L. Luther
Nashville

197 Manchester Ave.

197 Manchester Ave.

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GENERAL POWER OF ATTORNEY

Know all men by these presents, that I, Margrette E. Duncan of Nashville, County of Davidson, State of Tennessee, do hereby appoint James Walter Duncan Sr. of Nashville, County of Davidson, State of Tennessee, my attorney, for me and in my name to ask, demand, sue for, collect, recover and receive all sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to me, and have, use and take all lawful ways and menas in my name or otherwise for the recovery thereof, by attachments, arrests, distress or otherwise, and to compromise and agree for the same, and acquittances or other sufficient discharges for the same, for me, and in my name to make, seal and deliver: to bargain, contract, agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods and merchandise, choses in action, and other property, in possession or in action, and to release mortgages on lands or chattels, and to make, do and transact all and every kind of business of what nature and kind soever. Also, to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments and accept the seizin and possession of all lands and all deeds and other assurances, and to lease, let demise, bargain, sell, release, convey, mortgage and hypothecate lands, tenements and hereditaments, upon such terms and conditions, and under such covenants, as he shall think fit and also for me and in my name and as my act and deed to sign seal, execute and deliver and acknowledge such deeds, leases and assignment of le ases, covenants, indentures, aggreements mortgages, hypothecations,

Frank Preston Jr Davidson Co.
Com. Expires 5-22-76

bottomries, charter parties, bill of lading, bills, bonds, notes, receipts, evidences of debt, releases, and satisfaction of mortgages, judgments and other debts, and such other instruments in writing of whatever kind or nature as may be necessary or proper in the premises. Giving and granting unto James Walter Duncan Sr. said attorney and his substitute or substitutes, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, I hereby ratifying and confirming all that James Walter Duncan Sr., said attorney, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of these presents.

In Witness Whereof, I have hereunto set my hand and seal, the 4 day of Nov one thousand nine hundred and 75.

Margrette E. Duncan
Margrette E. Duncan

Frank Preston for Davidson Co
Com. Expires 5-22-76