# QUITCLAIM DEED

BOOK 5735 PAGE 887

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beverly B. Duncan, etal | same | Map 127 |
| (NAME) 8369 Merrymount Dr. | (NAME) | par 124 |
| (STREET ADDRESS OR ROUTE NUMBER) ~~Nashville, Tenn.~~ Kingston Springs Tenn 37082 | (STREET ADDRESS) | |
| (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* Beverly B. Duncan and her son, Mark Edward Duncan

*We,* John B. Duncan and wife Beverly B. Duncan

*by these presents do hereby quitclaim and convey unto* James R. Wyatt, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Being lot No. 3 on the Plan of John Cunningham Estates, Section 3, of record in book 4860, page 69, Register's Office for said County.

Said lot No. 3 fronts 120 feet on the easterly margin of Merrymount Drive and Runs back between lines 361.95 feet on the southerly side and 358.35 feet on the northerly side to a dead line in the rear, measuring 224.63 feet thereon.

Being the same property conveyed to John B. Duncan and wife Beverly B. Duncan by deed from Centennial Builders, Inc. of record in book 5198, page 711, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 4215, page 4 and restrictions, easements, setback lines and other matters as shown on Plan of record in book 4860, page 69, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ no monetary consideration.

Subscribed and sworn to before me, this the 22nd day of April 19 81

Affiant

My commission expires: (Affix Seal) ~~Notary Public~~ Reg. Off.

This is improved (X) unimproved ( ) property, known as 8369 Merrymount Drive, Nashville, Tenn.
(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* James R. Wyatt, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Beverly B. Duncan and her son Mark Edward 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* 17th *day of* April, *19* 81.

THIS INSTRUMENT WAS PREPARED BY:
Jsmes R. Wyatt, 100 39th. Ave. No.
Nashville, Tenn.

John B. Duncan
Beverly B. Duncan
James R. Wyatt
*Trustee.*

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James R. Wyatt, a Notary Public in and for said County and State, the within named, John B. Duncan and wife Beverly B. 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 18 day of April, 19 81

James R. Wyatt
Notary Public.

My commission expires: July 17, 1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named James R. Wyatt, 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 18 day of April, 19 81

John B. Duncan
Notary Public.

My commission expires: 1-15-83

1448 04/22 6.00- CHECK

338389

IDENTIF. REFERENCE

Apr 22 9 26 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

QUITCLAIM

# Deed

From:
John B. Duncan etux

to:
James R. Wyatt
Trustee.

AND

From:
James R. Wyatt
Trustee.

to:
Beverly B. Duncan, etal

Mail to: Duncan Realty Co
4900 Charlotte Ave.
37209

Compliments of

**Guaranty Title**

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE