FORM NO. WD-1

BOOK 5939 PAGE 325

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 19 82

Notary Public

MY COMMISSION EXPIRES: 4-22-83

(AFFIX SEAL)

QUITCLAIM DEED

file

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, ATTYS., 20th Floor, First American Center; Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES E. DUNCAN (NAME)	Lomas & Nettleton (NAME)	
542 Richmar Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 926 (STREET ADDRESS)	146-4
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (CITY) (STATE) (ZIP)	47

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES E. DUNCAN and MARY LUCY L. DUNCAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, quitclai
CONVEY unto CHARLES E. DUNCAN et ux Marsha Clay

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 712 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, Page 57, Register's Office for said County.

SAID Lot No. 712 fronts 107.51 feet on the north side of Richmar Drive and runs back 151.15 feet on the easterly line and 118.9 feet on the westerly line to a dead line in the rear on which it measures 74 feet.

BEING the same property conveyed to Charles E. Duncan and Mary Lucy L. Duncan by deed from Andrew Ewing, Trustee of record in Book 5437, Page 71, said Register's Office for Davidson County, Tennessee.

This is { } unimproved { } improved property, known as 542 Richmar Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise noted herein, and we do further bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand s this 15 day of September, 19 82

Charles E. Duncan
CHARLES E. DUNCAN

Mary Lucy L. Duncan
MARY LUCY L. DUNCAN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. DUNCAN and MARY LUCY L. DUNCAN

the bargainor, 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 15 day of September 19 82

Commission expires 6-17-85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

QUITCLAIM DEED

~~XXX WARRANTY DEED~~

FROM

TO

H 0 9 1 9 2

IDENTIF. REFERENCE

SEP 20 2 08 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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