This instrument Prepared By:
ANNE B. HERBERT
Ortale, Kelley, Herbert & Crawford
33rd Floor, L & C Tower
Nashville, Tennessee 37219

$30

# QUITCLAIM DEED

Ortale, Kelley, Herbert & Crawford

BOOK 6027 PAGE 144

| *Map-Parcel No.:* | *Name and Address of New Owner:* | *Send Tax Bills To:* |
|---|---|---|
| 117-3-B-142 | Wilbur L. Duncan | Fidelity Federal Savings |
| Field Book No: | P.O. Box 22795 | Fourth & Union |
| | Nash. Tn. 37202 | Nashville, TN. 37219 |

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, C. EDWARD DUNCAN, unmarried

Grantor(s) by these presents, quitclaims, grants and conveys ~~unto~~ unto WILBUR L. DUNCAN, ~~my~~ my 1/2 undivided interest with the intent to vest in WILBUR L. DUNCAN, title to the property hereinafer described in fee simple

Grantee(s) his heirs, successors and assigns, all interest in and to the following tract of land in Davidson County, Tennessee, State of Tennessee, to-wit:

Being a certain condominium apartment being Unit No. I-15, Parcel 142 of the Villager Condominiums, as of record in Book 5200, page 154, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilbur L. Duncan and C. Edward Duncan, tenants in common, by deed from Whitney Haggard, unmarried, as of record in Book 5584, page 911, Register's Office for said County.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq of the Tennessee Code Annotated, and is subj-ct to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through or upon the land embracing the regime and buildig thereon; and also including without limitations all conditions, covenatns, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5436, page 665 and the By-Laws of record in Book 5434, page 708, as amended in Book 5487, page 967.

The Grantee herein, Wilbur L. Duncan, assumes and agrees to pay the remaining unpaid balance plus future interest on the deed of trust of record in Book 5467, page 196, Register's Office for Davidson County, Tennessee.

H 3 8 3 1 4

IDENTIF. REFERENCE

MAR 25 2 59 PM '83

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 21 day of March, 1983.

C. Edward Duncan

C. Edward Duncan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public

STATE OF California
COUNTY OF San Diego

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

C. Edward Duncan, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the 21st day of March, 1983.

OFFICIAL SEAL
PATRICIA LOU HERRINGTON
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires Nov. 12, 1983

My commission expires: Nov. 12, 1983 Patricia Lou Herrington Notary Public

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 14 DAY OF March, 1983

MY COMMISSION EXPIRES 1-8-84 (AFFIX SEAL) Notary Public

QUITCLAIM DEED

FROM
C. EDWARD DUNCAN, UNMARRIED

TO
WILBUR L. DUNCAN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19___.

My commission expires: _____ Notary Public