Instrument prepared by:
RONALD L. HOOPER, SR.
4904 Charlotte Avenue
Nashville, Tennessee 37209

QUITCLAIM DEED

BOOK 6080 PAGE 85

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alice E. Duncan (NAME)	Same (NAME)	91-11
4804 Illinois Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	75
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Alice E. Duncan, Executrix for the estate of Ruth A. Duncan, by these presents do hereby quitclaim and convey unto ~~Alice E. Duncan, as long as she remains single~~ her successors and assigns, all my right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Being Lot No. 709 and the easterly 13 feet of Lot No. 711 of block No. 105, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 709 and the easterly part of lot No. 711 front together 38 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ruth Duncan by deed from the County Court Clerk of record in Book 1358, page 298, Register's Office for said County. Further, this being the same property conveyed to Alice E. Duncan by Will of Ruth A. Duncan , probated August 1, 1963, of record in Minute Book 179, Will Book 79, Probate Office for said County. Said ALice E. Duncan is Executrix of the Will referred to herein which is attached hereto as "Exhibit A".

The purpose of this conveyance is to show title in Alice E. Duncan.

*This instrument prepared on information furnished by the Grantor herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 21st day of June 1983.

Affiant

My commission expires: January 19, 1986
(Affix Seal)

Notary Public

This is improved property known as 4804 Illinois Avenue, Nashville, Tennessee

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

Witness my hand this 21st day of June, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

H 55524

IDENTIF. REFERENCE

JUN 22 10 08 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

Alice E. Duncan, Executrix

Alice E. Duncan, Executrix

BOOK 6080 PAGE 86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice E. Duncan, Executrix, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 1983.

Ronald L. Harper, Jr. Notary Public

Commission expires January 19, 1986

STATE OF
COUNTY OF

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

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

Alice E. Duncan, Executrix
XXXX
TO
Alice E. Duncan

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

Exhibit A

BOOK 6080 PAGE 87

LAST WILL AND TESTAMENT OF MRS. RUTH A. DUNCAN

I, Mrs. Ruth A. Duncan, of Nashville, Tennessee, being of sound mind and disposing memory do hereby make and publish this my last will and testament, hereby revoking any other will that may have been heretofore by me made.

ITEM 1: I desire that all of my just debts be paid indluding the expense of my burial.

ITEM 2: I give and bequeath to my daughter Alice E. Duncan all of my property, real, personal as long as she remains single.

ITEM 3: I desire that if Alice E. Duncan should marry I want my property sold and divided equally among my four daughters, Alice E. Duncan, Julia Mai Sexton; Willie Pauline Clark and Annie Lee Bright, share and share alike.

I hereby appoint my daughter Alice E. Duncan executrix of this my will and excuse her from making bond.

Witness my hand this 11th day of March, 1947.

Ruth A. Duncan

We the undersigned bear witness that in her sight and presence and in the sight and presence of each other Mrs. Ruth A. Duncan declared the foregoing to be her last will and testament.

Witness our hands this 11th day of March, 1947.

_____ Witness

_____ Witness

BOOK 6080 PAGE 88

STATE OF TENNESSEE, DAVIDSON COUNTY

I, ROBERT E. WORRALL, Clerk of the County Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Last Will and Testament of RUTH A. DUNCAN, DECEASED. Probated August 1, 1963. Minute Book 179. Will Book 79.

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 5th day of August 19 63.

R. E. Worrall
Clerk of the County Court.

By Catherine Carey
Deputy Clerk.

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