WILLIAMS/PPW-12547

This instrument prepared by Porch, Peeler, Williams, Thomason & Bradley, Attorneys-at-Law, 102 South Court Square, Waverly, Tennessee 37185.

Box 35

Address New Owner:
James Harold Duncan
8135 Old Charlotee Pike
Nashville, Tennessee 37209

BOOK 7521 PAGE 943

Map 113
Parcel 104

Send Tax Bills To:
Same as New Owner

IDENTIFICATION REFERENCE

23093

APR 20 2 02 PM '88

ELECT. WILSON TT REGISTER
DAVIDSON COUNTY, TN

QUITCLAIM DEED

To carry out the terms of a Judgment of Divorcement of Janie Louise Brake Duncan and James Harold Duncan rendered by the Circuit Court at Charlotte on April 19, 1982 in Civil Action No. 5723, I, JANIE LOUISE BRAKE DUNCAN, do hereby release, remise and quitclaim all of my right, title or interest unto JAMES HAROLD DUNCAN in and to the following described tract or parcel of land, to-wit:

DESCRIPTION OF PROPERTY

A parcel of land in the 8th Civil District of Davidson County, Tennessee, and being a portion of Arthur Lee Williams property as recorded in Register's Office of Davidson County, Book 1726, page 561. Containing 4.3 acres more or less.

BEGINNING at a tan oak, the extreme southwest corner of described property; thence North 4° East 544 ft. along Choate's easterly line to a stake, the northwest corner of property and Stephen's southwest corner; thence North 85° East 541 ft. along Stephen's southerly line to the center of a ridge road (an iron pin in line 25 ft. from center of ridge road); thence South 38° 35' East 43 ft. to a point in center of said road; thence with the curve of the radius 294.1 ft. to a point in the center of said road (curve data=angle 47° 15', tangent 156 ft., radius 356.65 ft., length of curve 294.1 ft.); thence South 19° 40' West 91.75 ft. to a point in center of ridge road; thence North 59° West passing an iron pin at 14.75 ft. on the westerly side of said road and continuing along Nalls northeasterly line a total of 178.75 ft. to a tan oak; thence North 35° West 227 ft. to a tan oak; thence South 37° 30' West 592 ft. along Nalls northwesterly line to the point of beginning. Containing 4.3 acres more or less.

DERIVATION OF TITLE

BEING the same tract of land conveyed to James Harold Duncan and wife, Janie B. Duncan, by deed from Arthur Lee Williams, Jr. and wife, Katherine S. Williams, on July 27, 1970 by deed of record in Deed Book 4434, page 141, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, I have hereunto executed this instrument on this March 24, 1988.

Janie Louise Brake Duncan

Janie Louise Brake Duncan
6486 04/20 0101 03CHECK 6.00

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, the within named JANIE LOUISE BRAKE DUNCAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Waverly, Tennessee on this March 24th, 1988.

Jacqueline Melton
Notary Public

NOTARY PUBLIC HUMPHREYS

My Commission Expires:

10-11-88