FILE BOX "7" FILE NO. 23607

QUITCLAIM DEED

BOOK 7621 PAGE 393

FROM: Austin R. Duncan and wife, Leona V. Duncan

TO: Nannie D. Driver

PROPERTY ADDRESS: 2311 Buchanan Street
Nashville, TN 37208

ADDRESS NEW OWNER AND SEND
TAX NOTICES TO: Mrs. Nannie D. Driver
1018 35th Avenue, North
Nashville, TN 37209

MAP: 81-10
PARCEL NO: 208

AUG 8 10 25 AM '88
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5 6 7 5 7

We, Austin R. Duncan and wife, Leona V. Duncan, hereby Quitclaim to Nannie D. Driver, her heirs and assigns, all of our right, title and interest in and to the following real estate:

Land in Davidson County, Tennessee being Lot 3 on the plan of Cobb's Subdivision of Lot 6 of the Harding-Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County.

Said Lot 3 fronts 54.1 feet on the Southerly side of Buchanan Street, formerly the Hydes Ferry Pike, and runs back between parallel lines, with the Easterly margin of 24th Avenue North, 150 feet to an alley.

Being the same property conveyed to Austin Duncan by Deed from Nannie D. Driver, dated December 28, 1967, and of record in Book 4492, Page 118, said Register's Office.

The Grantor, Austin R. Duncan is one and the same person as the Austin Duncan described in the prior Deed. His wife, Leona V. Duncan, joins in this Deed for the purpose of Quitclaiming and transferring any right, title, and interest, which she may have in the said real estate.

IN WITNESS WHEREOF, we have hereunto subscribed by our names this 3rd day of August, 1988.

Austin R. Duncan

Leona V. Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin R. Duncan and wife, Leona V. Duncan, the within named 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 3rd day of August, 1988.

William H Carlott II
Notary Public

My Commission Expires:
My Commission Expires
_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned being first duly sworn, makes oath that no consideration was given for this Quitclaim Deed.

Nannie D. Driver
Affiant-Nannie D. Driver

Sworn to and subscribed before me this 3rd day of August, 1988.

William H Carlott II
Notary Public

My Commission Expires:
My Commission Expires
_____

This Instrument Prepared By: George H. Cate, Jr., Attorney
CATE & SETZER, ATTORNEYS
1101 Stahlman Building
Nashville, TN 37201
615/255-0354