THIS INSTRUMENT PREPARED BY: G. WAYNE DETRING, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

MAP 160-15-0-A
PARCEL 16

QUITCLAIM DEED

FROM: MAXINE S. RICHARDSON,
now DUNCAN, and husband,
CHARLES DUNCAN

SEND TAX BILLS TO:
MAXINE S. DUNCAN, Trustee
135 Hearthstone MANOR Cir.
Brentwood 37027

TO: MAXINE S. DUNCAN, Trustee

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, MAXINE S. RICHARDSON DUNCAN and husband, CHARLES DUNCAN, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto MAXINE S. DUNCAN, Trustee of the MAXINE S. DUNCAN FAMILY LIVING TRUST, or her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 15 on the Plan of Hearthstone Manor, Phase I, a Planned Unit Development, of record in Book 6250, Page 215, as amended in Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to whic plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Maxine S. Richardson by deed from Richard A. Northcutt, Trustee, of record in Book 8223, Page 788, in the Register's Office for Davidson County, Tennessee.

Maxine S. Richardson and Maxine S. Richardson Duncan are one and the same person. Charles Duncan, husband of Maxine S. Richardson Duncan, joins in this conveyance for the purpose of conveying whatever interest he may have, marital or otherwise, in the subject property.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of January, 1992.

Maxine S. Richardson Duncan
MAXINE S. RICHARDSON DUNCAN

Charles Duncan
CHARLES DUNCAN

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MAXINE S. RICHARDSON DUNCAN and husband, CHARLES DUNCAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 20 day of January, 1992.

Notary Public
NOTARY PUBLIC

My Commission Expires: July 22, 1995

STATE OF Tennessee)
COUNTY OF Davidson)

The consideration for this transfer is ($-0-).

Charles Duncan
AFFIANT

Sworn to and subscribed before me, this 20 day of January, 1992.

Notary Public
NOTARY PUBLIC

My Commission Expires: July 22, 1995

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

29493

IDENTIF, TREFERENCE

JUL 22 10 34 AM '92

FEE $ 8.00 CASH
REGISTER
DAVIDSON COUNTY TN.

PICK-UP