BOOK 9982 640

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0-

John Duncan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF December, 1995.

Jimmy Lo Duncan
NOTARY PUBLIC

My Commission expires: 9-18-98

mail

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John B. Duncan et ux	SAME	Map 92-13
(NAME) 4904 Charlotte Avenue	(NAME)	Par. 315
(ADDRESS) Nashville, TN 37209	(ADDRESS)	11W80135
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Esel C. Greer, Jr., unmarried

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

John B. Duncan and wife, Beverly J. Duncan

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly parts of Lots 87 and 88 on the Map of Shields' West Nashville Plan, as of record in Book 57, page 77, Register's Office for said County, and that part of a strip of land lying between the easterly margin of said lots and the westerly margin of 37th Avenue North, formerly Pilcher Avenue as now located.

Said parts of said lots and part of said strip front 100 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and run back between lines, 140.74 feet on the north line of Lot No. 87 and 150.14 feet on the south line of Lot No. 88, to the easterly line of the property conveyed to Will Phillips and wife, by deed of record in Book 82, Page 39, said Register's Office, on which they measure 100 feet.

Being the same property conveyed to Esel C. Greer, Jr., unmarried by deed from D. C. Burroughs and wife, Floy E. Burroughs, as of record in Book 9073, Page 557, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 301 37th Avenue, North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

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

Witness our hands this 1st day of December, 1995.

Esel C. Greer, Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Esel C. Greer, Jr., unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of December, 199 5.

My Commission expires:
9-18-99

Tammy A. Duncan
Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____

Notary Public

0130106

IDENTIF. REFERENCE

95 DEC -7 PM 3:

FELIX Z. WILSON, Clerk
DAVIDSON COUNTY, TN.

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of _____ }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE 2.00
0101 03CHECK

8.00