BOOK 9910 PG 294

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

ADDRESS NEW OWNER:
Allison R. Duncan
1216 Wembley Drive
Hermitage, TN 37076

SEND TAX BILLS:
Old Hickory Credit Union
1000 Industrial Road
Old Hickory, TN 37138

MORTGAGEE:
Same as Tax Bills

MAP & PARCEL:
64-16-C-101CO

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION and pursuant to the terms and conditions of a Marital Dissolution Agreement entered into by the parties to this transaction and in contemplation of divorce and other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. Ashley Duncan, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey to Allison R. Duncan, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land, in Davidson County, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Four, Wembley Downs, of record in Book 7900, Page 456, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Ashley Duncan and Wife, Allison R. Duncan by Warranty Deed from Phillips Builders, Inc., dated January 28, 1994, of record in Book 9240, page 451, Register's Office for Davidson County, Tennessee.

This is improved property known as 1216 Wembley Drive, Hermitage, Davidson County, Tennessee 37076.

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

Witness my hand this the 5th day of December, 1995.

J. ASHLEY DUNCAN

PICK-UP

0138304
IDENTIFICATION REFERENCE

96 JAN -5 AM 10:21
DAVIDSON COUNTY, TN.

96043 01/05 0101 01CASH
8.00

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this the 5th day of December, 1995.

Kay L. McAlister
NOTARY PUBLIC

My Commission Expires: Jan 20, 99

KAY L. McALISTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Allison L. Duncan
AFFIANT

Subscribed and sworn to before me this 6th day of December 1995.

Tammy L. Lacewire
NOTARY PUBLIC

My Commission Expires: 9-18-99

TAMMY L. LACEWIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE