Mail

BOOK 9931 PG 112

THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Beverly A. Duane
Affiant

Subscribed and sworn to before me this 24th day of January, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

96 JAN 30 AM 10:12
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0145264
IDENTIF. ↑ REFERENCE

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
BEVERLY A. DUANE 3674 Richbriar Circle Nashville, Tennessee 37211	SAME	MAP 147-4 PARCEL 125

QUITCLAIM DEED

2556 01/30 0101 03CHECK 8.00

FOR AND IN CONSIDERATION of Ten ($***10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, PAUL A. DUANE, JR., unmarried, pursuant to a Decree of Divorce entered in The Court of Common Pleas of Adams County, Pennsylvania, Civil Action No. 93-S-880, and to correct the Quitclaim Deed of record in Book 9851, page 942, Register's Office for Davidson County, Tennessee, and I, SIMONE YVONNE DUANE, unmarried, hereby quitclaim and convey to BEVERLY A. DUANE, unmarried, her successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows:

BEING the southerly part of Lot No. 297 on the Plan of Hillbrook Estates, Section 5, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Paul A. Duane, Jr. and wife, Beverly A. Duane, by deed from Faith M. Cornwall, of record in Book 6491, page 724, Register's Office for Davidson County, Tennessee. The said Paul A. Duane, Jr. and Beverly A. Duane having since divorced and the said Paul A. Duane, Jr. having since conveyed his interest in subject property to Simone Yvonne Duane by Quitclaim Deed of record in Book 9851, page 942, said Register's Office.

This is improved property known as 3674 Richbriar Circle, Nashville, Tennessee 37211.

This conveyance of the property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of January, 1996.

PAUL A. DUANE, JR.

SIMONE YVONNE DUANE

STATE OF PENNYSLVANIA)
COUNTY OF Adams)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL A. DUANE, JR., 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 instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 1996.

Notary Public

My Commission Expires:

NOTARIAL SEAL
MONICA H. DUTTO, NOTARY PUBLIC
CUMBERLAND TWP., ADAMS COUNTY
MY COMMISSION EXPIRES JUNE 3, 1996

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 SIMONE YVONNE DUANE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of January, 1996.

Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.