OLD REPUBLIC

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

BK 9942 PG 470

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
3rd DAY OF February, 1996.

NOTARY PUBLIC

My Commission expires: 9-18-99

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, 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 90-15
(NAME)	(NAME)	
8369 Merrymount Drive		Par. 89
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Sara H. Duncan, unmarried

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

John B. Duncan and wife, Beverly B. 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:

Being Lot No. 1071 on the Map of Charlotte Park Subdivision, Section 15, as of record in Book 3300, page 75, Register's Office for said County.

Said Lot No. 1071 fronts 87.85 feet on the northeasterly side of Galaxie Drive and runs back between lines 119.25 feet on the northwesterly line and 156.2 feet on the southeasterly line, to a line in the rear, which is a broken line, measuring 79.62 feet thereon.

Being the same property conveyed to H. Burton Duncan and wife Sara Duncan, by deed from Glynn Evetts and wife Lorell Evetts, as of record in Book 4546, Page 737, said Register's Office.

The said H. Burton Duncan having since died.

This is unimproved ( ) improved (X) property, known as

628 Galaxie Drive, Nashville, Tennessee 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 3rd day of February, 1996.

Sara H. Duncan

011396
IDENTIFICATION REFERENCE

96 FEB -8 AM 10:44
FELIX ZANDER REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD
96 FEB -8 AM 10:44
FELIX ZANDER REGISTER
DAVIDSON COUNTY, TN.

8-00

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 Sara H. Duncan, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 3rd day of February, 1996.

My Commission expires:
9-18-99

Jimmy A. Duncan
Notary Public

DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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

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