This Instrument Was Prepared By:

Nashville Escrow Co.
Suite 110
2209 Crestmoor Rd.
Nashville, Tennessee 37215

54

**QUITCLAIM DEED**

BOOK 10116 PG 817

**FROM:** Doris A. Duncan

**TO:** James Ferguson and wife, Doris A. Ferguson

**ADDRESS NEW OWNER(S) AS FOLLOWS:** 7961 Sawyer Brown Road, Nashville, TN 37221

**SEND TAX BILLS TO:** Same as Above

**MAP-PARCEL NUMBERS:** 128-10-3

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $. -0-

Affiant

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

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 7/25/98

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FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, Doris A. Duncan, Grantor, has hereby quitclaimed, and by these presents does transfer and convey all of their interest unto James Ferguson & wife Doris A. Ferguson, the said Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LEGAL DESCRIPTION CONTAINED ON ATTACHED EXHIBIT

Being the same property conveyed to (refer to attached) by Deed from _____ of record in Book _____, page _____, Register's Office for _____ County, Tennessee.

This is improved property known as 7961 Sawyer Brown Road, Nashville, TN 37221

## EXHIBIT "A"



**Legal Description**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF STACY SQUARE, SECTION 1, AS OF RECORD IN BOOK 3842 PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SAWYER BROWN ROAD, AT THE CORNER OF LOTS NOS. 14 AND 15; THENCE WITH THE MARGIN OF SAID ROAD, NORTHERLY 87.88 FEET TO A POINT IN THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 39.6 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HICKS ROAD; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 71.55 FEET TO A POINT; THENCE LEAVING SAID ROAD, SOUTHERLY 111.24 FEET TO THE COMMON CORNER OF LOTS NOS. 14 AND 15; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 104.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEVE RANDALL DUNCAN AND WIFE, DORIS A. DUNCAN BY DEED FROM NORMAN C. MCDOUGAL AND WIFE, BETTE J. MCDOUGAL OF RECORD IN BOOK 5020 PAGE 891 SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO DORIS A. DUNCAN BY QUIT CLAIM DEED FROM ROBERT L. JACKSON OF RECORD IN BOOK 6870 PAGE 32 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Doris A. Duncan is now married to James Ferguson and is one and the same person as Doris A. Ferguson

IN WITNESS WHEREOF, we have hereunto set our hands on this the _____day of June, 1996.

BOOK 10116 PG 819

Doris A. Duncan

Doris A. Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____day of June, 1996, _____, before me personally appeared Doris A. Duncan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 24th day of June, 1996, _____.

Notary Public

My Commission Expires: 8-25-1999

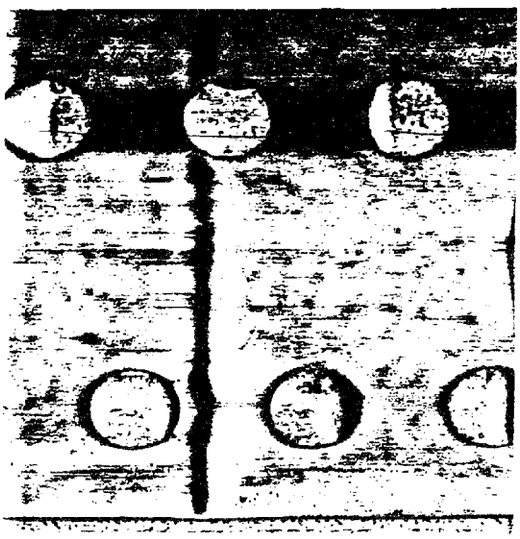
STATE OF TENNESSEE NOTARY PUBLIC LARGE EUDY LOVE

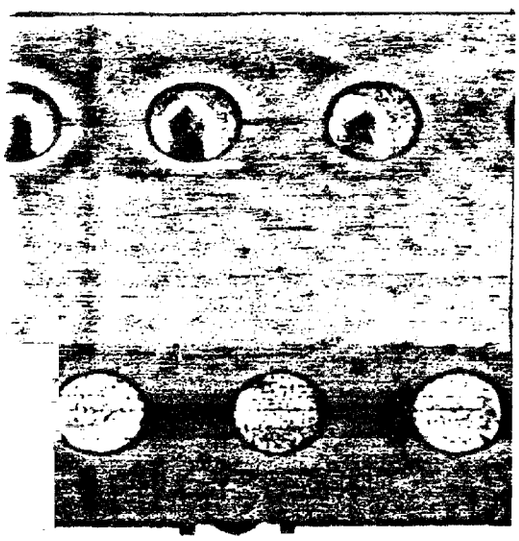
02020980

IDENTIF. ↑ REFERENCE

96 JUL 10 PM 1:42

DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10116 PG 820

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

MISC 12.00
TOTAL 12.00
CHECK 12.00
07/10/96 01 13:51 0001 3582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202098
IDENTIF. ↑ REFERENCE

96 JUL 10 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

No. 1061284