THIS INSTRUMENT PREPARED BY:

JOY M. SIMS
Attorney at Law
912 Stahlman Building
Nashville, Tennessee 37201

BOOK 10165 PG 839

QUITCLAIM DEED

Name & Address of Property Owner(s):	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	MAP PARCEL NUMBERS
Alphie E. Duncan	Inland Mortgage Corporation	Map 149-2A
1020 Regents Park Circle	P. O. Box 40616	Parcel 33
Antioch, Tennessee 37013	Indianapolis, Indiana 46240-0616	02DX-07651

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Agnes Duncan, an unremarried person, by these presents do hereby quitclaim and convey unto Alphie E. Duncan his heirs and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, pages 720-722, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alphie E. Duncan by deed from Marvin Moore and wife, Janice Moore, of record in Book 8674, page 723, Register's Office for Davidson County, Tennessee.

This quitclaim deed is being given for the express purpose of making a conveyance as part of a divorce action between the parties in the Circuit Court for Davidson County, Tennessee between Agnes Duncan and Alphie E. Duncan, Case No. 92D-4458.

02117546
IDENTIFICATION REFERENCE

96 AUG 23 PM 12:31
REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY, commonly known as 1020 Regents Park Circle, Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 23rd day of August, 1996.

My commission expires: 5/23/98

Affiant (Alphie E. Duncan)

Notary Public

(Affix Seal)

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

Witness my hand this 19th day of August, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Agnes Duncan
AGNES DUNCAN

96/23 0101 01CASH 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

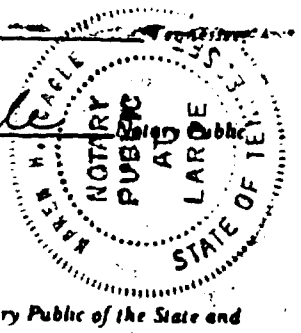
Personally appeared before me the undersigned authority, a Notary Public in and for said County and State Agnes Duncan

the within named 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 at Nashville, Tennessee this 19th day of August, 1996.

Karen H. Cagle
Notary Public

Commission expires 11/27/99



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

_____
Notary Public

Commission expires _____

QUIT CLAIM DEED

AGNES DUNCAN

TO

ALPHIE E. DUNCAN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627