Davidson County DEEDQC
Recvd: 11/29/00 12:57 2pgs
Fees:10.00 Taxes:0.00
20001129-0117138

47

FROM Charmaine Saxon Duncan

TO Kathy J. Byers

FROM Kathy J. Byers

TO Charmaine Duncan and husband, Charles Duncan

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charmaine Duncan (NAME)	NEW SOUTH FEDERAL SAVINGS BANK (NAME)	MAP 149-4
714 Clearwater Court (STREET ADDRESS OR ROUTE NUMBER)	210 Automation Way (STREET ADDRESS)	PARCEL 260
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35283-0180 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072

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 27th DAY OF November, 2000

_____ Notary Public

MY COMMISSION EXPIRES: 10-25-03

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety.

We, Charmaine Saxon Duncan

by these presents do hereby quitclaim my/our interest unto Kathy J. Byers, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 14-A on the Plan of Zone Lot Division Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, as of record in Plat Book 6900, Page 256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charmaine Saxon, Unmarried, by deed from Brenda Smith, and husband, Classie L. Smith, Jr., of record in Book 9484, Page 534, Register's Office for Davidson County, Tennessee.

Charmaine Saxon having since married and is now known as Charmaine Duncan.

unimproved ( )
This is improved (X) property, known as 714 Clearwater Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address:) (City or Town) (Postal Zip)

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

CASTQCD

And now, I, the said Kathy J. Byers, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Charmaine Duncan and husband, Charles Duncan their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of November, 2000.

Charmaine Saxon Duncan
Charmaine Saxon Duncan

Kathy J. Byers
Kathy J. Byers Trustee.

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, Charmaine Saxon Duncan,

the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of November, 2000

Notary Public

My commission expires: 10-25-03

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, Kathy J. Byers, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of November, 2000

Notary Public

My commission expires: 10-25-03