This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615/244-7707

Davidson County DEEDQC
Recvd: 09/06/01 09:54 2pgs
Fees:12.00 Taxes:0.00
20010906-0096614

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO; MAP & PAR. #

Trina Y. Duncan
1109 Shawnee Road
Madison, TN 37115

SAME

52 8 A 212

KNOW ALL MEN BY THESE PRESENTS:

That Ervin W. Duncan, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action entered APRIL 5, 2001, in the SECOND Circuit Court for Davidson, Tennessee, Docket No. 01D900
between
TRINA YOLANDA DUNCAN, Plaintiff
vs.
ERVIN WESLEY DUNCAN, Defendant
does hereby demise, release and forever quitclaim unto the said Trina Y. Duncan, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Heron Walk Section 3 Phase 1 of record in Plat Book 9700, Page 551, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ervin W. Duncan and Wife, Trina Y. Duncan, of record in Book 11071, page 797, Register's Office for Davidson County, Tennessee.

The said Trina Y. Duncan hereby assumes, agrees to pay and agrees to hold Ervin W. Duncan harmless from one Deed of Trust in favor Tennessee Mortgage Company, said note bearing an original unpaid principal balance of $96,933.00. Note is evidenced by a Deed of Trust of record in Book 11071, page 800, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Chase Mortgage Company, to whom payment shall now be made by Trina Y. Duncan.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as: 1109 Shawnee Road, Madison, TN, 37115.
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of March, 2001.

ERVIN W. DUNCAN

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ERVIN W. DUNCAN, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

Alabama ~~Tennessee~~ WITNESS MY HAND and official seal at Tuscaloosa, this 16th day of March, 2001.

NOTARY PUBLIC

Williams Accounting & Notary Service
3501 29th Street, Tuscaloosa., Al 35401
Pl. (205) 752-3194, Pager 630-5203
Email:jrw@bellsouth.net EIN 63-1040918
*Notary Public State at Large 03/14/02

My Commission expires: 3/14/02

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

TRINA Y. DUNCAN
AFFIANT

Sworn to and subscribed before me this 2 day of April, 2000.

NOTARY PUBLIC

My Commission Expires:
28 Sep 2001.

This instrument prepared from information provided by parties.