Davidson County DEEDQC
Recvd: 05/20/03 09:36 2pgs
Fees:12.00 Taxes:0.00
20030520-0068451

This instrument prepared by:
1st Trust Title, Inc.
116 Lineberry Blvd., Suite 200
Mt. Juliet, TN 37122
(615)758-7222

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Charles V. Duncan
417 Beacon Hill Dr.
Mt. Juliet, TN 37122

MAP/PARCEL
76/29

SEND TAX BILLS TO:
new owner

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 April, 2003.

Delaina D. Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-18-06

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

KNOW ALL MEN BY THESE PRESENTS that BRAD DUNCAN and wife, STEPHANIE MANNING-DUNCAN, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does hereby transfer and convey unto CHARLES V. DUNCAN all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

Being the same property conveyed to Brad Duncan and wife, Stephanie Manning-Duncan, by Deed of record in Book 9379, Page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as 4699 Chandler Road, Hermitage, TN 37076.

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

Witness our hands this 23rd day of April, 2003.

Brad Duncan

Stephanie Manning-Duncan

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 Brad Duncan and Stephanie Manning-Duncan, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same as their free act and deed.

Witness my hand and official seal this 23rd day of April, 2003.

Notary Public

My Commission Expires: 11/27/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a tract of land containing 1.1 acres more or less located at 4699 Chandler Rd., Hermitage, Tennessee being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Chandler Rd., said pin being being located at the northwest corner of the herein described tract of land; thence along the southerly margin of Chandler Rd. North 79 deg. 15 min. 13 sec. East 100 ft. to a point in the southerly margin of said Chandler Rd.; thence leaving the southerly margin of Chandler Rd., South 20 deg. 43 min. 43 sec. East 258 ft. to a point; thence, South 29 deg. 15 min. 18 sec. East 118 ft. to a point; thence South 78 deg. 54 min. 47 sec. West 180 ft. to point; thence North 11 deg. 05 min. 13 sec. West 367 ft. to the point of Beginning, and containing 1.1 acres more of less according to the survey by Wamble & Associates, Jimmy Yates liscensed surveyor, Tennessee number 1697 dated June 9, 1994.