(1)

Send Tax Statements To:
Synovus Mtg. Corp.
800 Shades Creek Pkwy
Ste 375
Birmingham, AL 35209

This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125
Franklin, TN 37067

Map 086-14-0-B
Group
Parcel 102.00-CO
New Owner
Richard E Duncan, Jr.
208 Woodland Court
Hermitage, TN 37076

Quitclaim Deed

This Instrument, made and entered into on this the 29th day of August, 2004, by and between Richard E. Duncan, Jr., hereinafter referred to as First Party, and Richard E. Duncan, Jr., and wife, Christie N. Duncan hereinafter referred to as Second Party:

Witnesseth:

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, First Party hereby conveys and quitclaims unto Second Party, all of his right, title and interest in and to the following described tract or parcel of land :

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Fleetwood Subdivision, Phase II, as of record in Plat Book 6900, pages 738 and 739, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Duncan, Jr., by warranty deed of Beverly Cohron McManus and wife, Kevin Thomas McManus of record in Instrument #20030812-0115216, Register's Office of Davidson County, Tennessee.

Testimony whereof, First Party has set his signature this the 29th of AUGUST, 2005.

RICHARD DUNCAN, JR.

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Richard Duncan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2005.

Notary Public/Comm. Exp. 6-14-08

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Williamson

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

Affiant

Sworn to and subscribed for me, on this the 29th day of August, 2005.

Notary Public/Comm. Exp. 6-14-08

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDQC
Recvd: 09/08/05 11:03 1 pgs
Fees:12.00 Taxes:0.00

20050908-0108084