THIS INSTRUMENT PREPARED BY: **Andra J. Hedrick, Esq.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **P. O. Box 198888** **Nashville, Tennessee 37219-8888** **(615) 244-4994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. **Affiant** Subscribed and sworn to before me, this 9 day of December, 2005. Notary Public My Commission Expires: April 2, 2009

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Joseph F. Duncan, Jr. and wife, Kimberley L. Duncan 1113 Davidson Road Nashville, TN 37205	U.S. Bank c/o U.S. Bank Home Mortgage P.O. Box 7298 Springfield, OH 45501	Map 115-02 Parcel 94.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH F. DUNCAN, JR.,** hereinafter called the Grantor, hereby releases, remises, quitclaims and gives unto **JOSEPH F. DUNCAN, JR.** and wife, **KIMBERLEY L. DUNCAN**, as tenants by the entireties, hereinafter called the Grantees, all right, title, and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Davidson County DEEDQC
Recvd: 01/06/06 14:00 2 pgs
Fees:12.00 Taxes:0.00
20060106-0002403

Situated in Davidson County, Tennessee, being Lot No. 55, Section 2, Crest Meade Subdivision of record in Book 2331, page 151, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 122 feet on the southerly side of Davidson Road and runs back 487.4 feet on the westerly side and 465.2 feet on the easterly side to a broken line measuring 127.6 feet thereon.

Being the same property conveyed to Joseph F. Duncan, Jr. by warranty deed from the Beneficiaries of Mattie Lou Resha, Deceased, being Anna Gayle Sisco and Vickie Lynn Sullivan, of record as Instrument No. 20030603-0075481, Register's Office for Davidson County, Tennessee.

This is improved property known as 1113 Davidson Road, Nashville, Tennessee 37205.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 9th day of December, 2005.

Joseph F. Duncan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH F. DUNCAN, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2005.

Tri D. Nguyen
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
01/24/2009

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