Davidson County DEEDQC
Recvd: 03/01/06 11:17 2 pgs
Fees:12.00 Taxes:0.00
20060301-0023502

THIS INSTRUMENT PREPARED BY:
JUDY S. WELLS, ATTORNEY
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:
Marilyn C. Duncan
5133 Ravens Glen
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
172-14B

Parcel 142.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Tom C. Duncan and wife, Marilyn C. Duncan,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Marilyn C. Duncan,** our entire right, title and interest in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

BEING Lot No. 142, on the Plan of Winfield Park, Phase 1, Section 2, Revision 1, a Planned Unit Development, of record in Book 11700, pages 39-41, revised in Instrument Nos. 200002250018478, 200002250018479 and 200002250018480, 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 Tom C. Duncan and wife, Marilyn C. Duncan by deed from Franklin Heritage Homes, L.L.C. of record in Instrument No. 20001106-0109797 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5133 Ravens Glen, Nashville, TN 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 23rd day of February, 2006.

Tom C. Duncan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom C. Duncan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and seal at Brentwood, TN this 23rd day of February, 2006.

Notary Public

My commission expires: 9/24/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 00.

Affiant

Sworn to and subscribed before me this the 23rd day of February, 2006.

Notary Public

My commission expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN