B0436

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/06/06 14:23 2 pgs
Fees:12.00 Taxes:0.00

20060306-0025743

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -0- .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF February 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

NOTARY PUBLIC AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21450SP

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Mark T. McGraw<br>Whitney R. Duncan<br>1803 Broadway, #516<br>Nashville, TN 37203 | SAME AS OWNERS | 92-16-D-516.00 CO |

**FOR A CONSIDERATION,** the receipt and sufficiency of which is hereby acknowledged, Whitney R. Duncan, an unmarried person, **("Grantor")**, by these presents, quitclaim, grant and convey unto Mark T. McGraw, unmarried and Whitney R. Duncan, unmarried, as tenants in common with the right of survivorship, **(Grantee(s)")**, their successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

A condominium apartment unit located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit No. 516 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record as Instrument No. 20050517-0055639 in the Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

TOGETHER WITH a .41% interest in the common elements as provided for in said Master Deed.

TOGETHER WITH parking stalls nos. 171 & 224.

Being the same property conveyed to Whitney R. Duncan, an unmarried person, by Warranty Deed from Bristol on Broadway, L.P., a Tennessee limited partnership, of record as Instrument No. 20060301-0023863, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 1803 Broadway, #516, Nashville, TN 37203

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantor has hereunto set her hand on this the 24th day of February 2006.

Whitney R. Duncan

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On this 24th day of February 2006, before me, the undersigned, personally appeared Whitney R. Duncan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: May 30, 2007




NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE