Quit Claim Deed

Davidson County DEEDQC
Recvd: 04/04/06 16:03 1 pgs
Fees:12.00 Taxes:0.00
20060404-0038599

FROM: Sherlin Nathaniel Duff and *wife, Sarah W. Duff, now deceased*
TO: Theresa Duff

NAME & ADDRESS OF NEW OWNER AS FOLLOWS:	SENDS TAX BILLS TO:	MAP & PARCEL
Theresa Duff	(Same)	15DA-02425 72-13-32 .
3917 Lyndale Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE PURCHASER, Theresa Duff, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I, Sherlin Nathaniel Duff and *wife, Sarah W. Duff, now deceased,* do hereby Quit Claim and convey to Theresa Duff, and its assigns, all of my interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 40 on the Map of Irvington, as of record in Book 843, Page 60, Register's Office for said County.

Said Lot No. 40 fronts 60 feet on the aoutherly side of Carloyn Avenue and extends back between parallel lines, 1170.5 feet to a dead line.

Being the same property conveyed to Sherlin Nathaniel Duff and wife, Sarah W. Duff, *now deceased* by Deed from Roscoe W. Hunter and wife, Mamie A. Hunter of record in Book 4446 page 692, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1020 CAROLYN AVENUE, NASHVILLE, TENNESSEE 37207

AND NOW, I, the said Sherlin Nathaniel Duff and *wife, Sarah W. Duff, now deceased* do hereby Quit Claim and convey to Theresa Duff, and its assigns, all my interest in and to the property herein above described and to which reference is here made. Said property interest is conveyed subject only to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of March, 2006.

SELLER:

Sherlin N Duff
Sherlin Nathaniel Duff

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, A. BRANDON STARKS, a Notary Public in and for the said County and state, the said Sherlin Nathaniel Duff, the bargainer, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained.

WITNESSED my hand and seal at Nashville, Tennessee, on this the 29th day of March, 2006.

A. Brandon Starks, *NOTARY PUBLIC*

A. BRANDON STARKS
STATE {SEAL}
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
COMM. EXPIRES MARCH, 22, 2008

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

BUYER:

Theresa Duff: Theresa Duff,
Affiant

Subscribed and sworn to before me, A. BRANDON STARKS, a Notary Public in and for the said County and State, this 29th day of March, 2006.

A. Brandon Starks, *NOTARY PUBLIC*

A. BRANDON STARKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXPIRES MARCH, 22, 2008

This Instrument was prepared by A. Brandon Starks, 1412 Jefferson Street, Nashville, Tennessee 37208