(7)

PREPARED BY:
BRIDGEHOUSE TITLE
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration is $0.00

Subscribed and sworn to before me this the 12 day of June, 2006.

Affiant: Kyshuan D Duncan

Notary Public: Carol L. McArthur

My Commission Expires: July 20, 2008

CAROL L. McARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

ADDRESS OF NEW OWNER:
905 McFerrin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL:
082-04-0-397.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Kyshuan Duncan**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Nancy B. Driver**, (hereinafter referred to as "**GRANTEE**") her heirs and assigns, in and to the following described tract of land:

Being Lot No. 1 on the Plan of W. A. Sharpe's Revised Subdivision of A. W. Hooker's Addition to East Nashville, of Record in Book 421, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 58 feet, 8 inches, on the easterly side of McFerrin Avenue and runs back between parallel lines, with the southerly margin of Petway Avenue, 150 feet to an Alley.

Being the same property conveyed to Patricia Duncan Bradford, Harold Duncan, Deborah Duncan, Flo Evelyn Duncan and Redric Duncan by Quitclaim Deed from Nancy B. Driver, of record in Book 8093, page 754, dated April 23, 1990, Register's Office for Davidson County, Tennessee. Harold Duncan having since died intestate and unmarried and his interest in the subject property being vested in his sole heirs at law: Brett D. Duncan, Kyshaun Duncan and Desiree A. Duncan.

This is improved property known as: 905 McFerrin Avenue, Nashville, TN 37206.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Davidson County DEEDQC
Recvd: 06/23/06 13:59 2 pgs
Fees:12.00 Taxes:0.00

20060623-0075325

IN WITNESS WHEREOF, this document was executed this 27th day of May, 2006.

Kyshuan Duncan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyshuan Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 27th day of May, 2006.

My Commission Expires:
Nov. 14, 2009

DONNA M. HYTCHE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires November 14, 2009

NOTARY PUBLIC