This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY, ROGERS & ASSOCIATES**

FROM:
VALERIE DUNCAN

TO:
DAVID LINDSEY DUNCAN

Davidson County DEEDQC
Recvd: 09/08/06 15:37 3 pgs
Fees:17.00 Taxes:0.00
20060908-0111680

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
DAVID LINDSEY DUNCAN 2116 15TH Avenue South Nashville, Tennessee 37212	SAME	Map 105 Parcel 13-9

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce entered August 21, 2006, in the Circuit Court for Davidson County, Tennessee, Docket 05D-2146**

David Lindsey Duncan
DAVID LINDSEY DUNCAN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2006.

Susan H. Armor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/[illegible]

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:

HELEN S. ROGERS, Esq.
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **VALERIE DUNCAN**, do hereby Quitclaim to **DAVID LINDSEY DUNCAN**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot No. 288 on the Plan of the Re-subdivision of part of Belmont Land Company's Subdivision, called Belmont Heights, as of record in Book 421, page 71, Register's Office for said County.

SAID lot No. 288 fronts 50.1 feet on the easterly side of 15th Avenue, South, formerly Watkins Street, and runs back 129.5 feet on the northerly line and 125.3 feet on the southerly line with the northerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

BEING the same property conveyed to Herbert D. Brown and wife, Margaret brown, both deceased, by deed of record in Book 4272, page 354, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David L. Duncan, and wife, Valerie Duncan, by warranty deed from Rickey D. Brown, Deldra Brown, Teresa Brown, Rida E. Brown, Tonzia B. Patton and Mary Ann Scott, being all the heirs-at-law of Herbert D. Brown, and wife, Margaret Brown, both deceased, in Book 9109, page 957, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 05D-2146.

This is improved real property, known as: 2116 15th Avenue South, Nashville, Tennessee 37212.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22 day of August, 2006.

Valerie Duncan

VALERIE DUNCAN

STATE OF TENNESSEE }

COUNTY OF Davidson **}**

Personally appeared before me, Vickie Bartel, a Notary Public in and for said County and State, the within named, VALERIE DUNCAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 22nd day of August, 2006.

Vickie Bartel
NOTARY PUBLIC

My Commission Expires: _____
DATE

VICKIE BARTEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010