This instrument was prepared by:
John J. Hollins, Sr., Esquire
Hollins, Wagster, Yarbrough, Weatherly & Raybin, P.C.
Fifth Third Building, Suite 2200
424 Church Street
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 09/21/06 15:23 4 pgs
Fees:22.00 Taxes:0.00
20060921-0117407

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Valerie Duncan 1010 Grandview Drive Nashville, Tennessee 37204	Same	Map: 082160 Parcel: 35300 District:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00)

David L. Duncan

Sworn to and subscribed before me this 20 day of Sept, 2006.

SUSAN H. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
5-22-10

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee, in the case of *Valerie Duncan v. David Lindsey Duncan*, Docket No. 05D-2146, David L. Duncan has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Valerie Duncan, her heirs, successors, and assigns, all his right, title and interest, marital or otherwise, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of R. D. Goodlett, Trustee's Subdivision of 220 feet on the south side of Boscobel Street, as of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 44 feet on the southerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Wilma Jeanne Swinney, a married person, by deed from Patricia Gail Gossett Garrison of record in Book 9883, page 884, Register's Office for Davidson County, Tennessee.

This is improved property known as 918 Boscobel Street, Nashville, Tennessee 37206.

Source of Title 10620 pg 513

WITNESS my hand this 20 day of Sept, 2006.

David L. Duncan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan H. Armor, a Notary Public in and for said County and State, the within named David L. Duncan, the bargainor, with whom I am personally acquainted, (or proved herself to be upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of Sept., 2006.

SUSAN H. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Susan H. Armor
Notary Public

My commission expires:
5-22-10

vb
9/8/06

BOOK 10620 PG 513

082-16-03-5300
Map: 082160
Parcel: 35300

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Wilma Jeanne Swinney
Affiant

Subscribed and sworn to before me, this 22nd day of September, 1997.

Lynn L Rettke
Notary Public
My commission expires 11/22/00

Address of New Owner:	Send Tax Bills to:	Tax Information
William W. Beasley 911 Boscobel St. Nashville, TN 37206	Same	82-16-0-353.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Wilma Jeanne Swinney, a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto David L. Duncan, a married person and William W. Beasley, a married person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of R. D. Goodlett, Trustee's Subdivision of 220 feet on the south side of Boscobel Street, as of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 44 feet on the southerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Wilma Jeanne Swinney, a married person, by deed from Patricia Gail Gossett Garrison of record in Book 9883, page 884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable.
2) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3) All matters shown on Plat recorded in Book 57, Page 115.
4) No insurance is provided as to the number of acres. The reference in Schedule A hereof is for informational purposes only.

This property is improved property known as 918 Boscobel Street, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 22 day of September, 1997.

Wilma Jeanne Swinney
Wilma Jeanne Swinney

M. Gilbert Swinney
M. Gilbert Swinney
Spouse who joins in this conveyance for the sole purpose of conveying any marital interest he may have in the property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma Jeanne Swinney and husband, M. Gilbert Swinney, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of September, 1997.

Lynn L. Rettke
Notary Public

My Commission expires: 11/22/00

2387 09/24 0101 03CHECK 138.50

97 SEP 24 PM 3:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

113520 40
IDENTIFICATION/REFERENCE