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 15:24 4 pgs
Fees:22.00 Taxes:0.00
20060921-0117408

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Valerie Duncan 1010 Grandview Drive Nashville, Tennessee 37204	Same	Map: 118-13-37 Parcel: 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 20th 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. 35, the East 75 feet of Lot No. 38 and the East 75 feet of the South 8 feet of Lot No. 39, on the Map of Section One, Oriental Golf Club Subdivision, not of record, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, December 17, 1938, as follows:
>
> Beginning at a point in the north margin of Grandview Drive at the corner of Lots Nos. 35 and 36, said point being 474.3 feet west of the westerly margin of 10th Avenue South, or Lealand Lane; thence with the line between said lots and said line if extended, northerly 258 feet more or less to a point which is 8 feet north of the line between Lots 38 and 39; thence easterly 75 feet more or less to the line between Lots

Nos. 23 and 24, thence with said line and along the easterly line of Lot No. 38 and along the line between Lots Nos. 34 and 35, southerly 257 feet more or less to the north margin and Grandview Drive; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Sterling C. Scott and wife, Dianne E. Scott by deed from Sterling Scott and Elisabeth M. Wedam-Scott of record in Book 8786, page 241, Register's Office for Davidson County, Tennessee.

Source of Title 11013 758

This is improved property known as 1010 Grandview Drive, Nashville, Tennessee 37204.

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 11013 PAGE 758

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36781)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 208,181.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
1st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Duncan (NAME)	Countrywide Home Loans, Inc. (NAME)	118-13-37
1010 Grandview Drive (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	16DA-6660
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sterling C. Scott and wife, Dianne E. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Duncan and wife, Valerie Duncan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 35, the East 75 feet of Lot No. 38 and the East 75 feet of the South 8 feet of Lot No. 39, on the Map of Section One, Oriental Golf Club Subdivision, not of record, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, December 17, 1938, as follows:

Beginning at a point in the north margin of Grandview Drive at the corner of Lots Nos. 35 and 36, said point being 474.3 feet west of the westerly margin of 10th Avenue South, or Lealand Lane; thence with the line between said lots and said line if extended, northerly 258 feet more or less to a point which is 8 feet north of the line between Lots 38 and 39; thence easterly 75 feet more or less to the line between Lots Nos. 23 and 24, thence with said line and along the easterly line of Lot No. 38 and along the line between Lots Nos. 34 and 35, southerly 257 feet more or less to the north margin of Grandview Drive; thence with the margin of the same, westerly 75 feet to the point of beginning.

BEING the same property conveyed to Sterling C. Scott and wife, Dianne E. Scott by deed from Sterling Scott and Elisabeth M. Wedam-Scott of record in Book 8786, Page 241, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1010 Grandview Drive, Nashville, TN 37204 1394 07/09 0101 03CHECK 781.60
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand & this 1st day of July 19 98

X Sterling C. Scott by Dianne E. Scott A.I.F.
Sterling C. Scott by Dianne E. Scott as atty. in fact

X Dianne E. Scott
Dianne E. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [redacted], Dianne E. Scott

the bargainor XX, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she XXXX executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1998.

Commission expires 5/26/02

ALAN D. MANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

State of Tennessee
County of DAVIDSON

On this the 01ST day of JULY, 1998, before me personally appeared DIANNE E. SCOTT to me known to be the person who executed the foregoing instrument in behalf of STERLING C. SCOTT as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said STERLING C. SCOTT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 01ST day of JULY, 1998.

ALAN D. MANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
5/26/02

IDENTIF. + REFERENCE

98 JUL -9 AM 11:19

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

046048