THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of August, 2010. Notary Public My Commission Expires: COMMISSION EXPIRES SEPTEMBER 19, 2011

JENNIFER A. HOFFMAN STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Carol R. Duncan 415 West Hillwood Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 103 130 05900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, and for the express purpose of conveying to Grantee herein a parcel of land which was inadvertently omitted from the deed from Mary M. McGavock to Carol R. Duncan, of record in Book 11006, page 419, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, Mary McGavock Beard, a devisee under the will of Mary M. McGavock, (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Carol R. Duncan, her heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 415 West Hillwood Drive, Nashville, Tennessee 37205.

Subject property is not now and has never been the marital residence of the grantor herein.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2010.

Mary McGavock Beard

BILL GARRETT, Davidson County
Trans:T20100051732 DEEDQC
Recvd: 08/20/10 08:35 3 pgs
Fees:17.00 Taxes:0.00
20100820-0065823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mary McGavock Beard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August, 2010.

Notary Public

TYLER CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: November 08, 2012

Exhibit "A"

Land in the 8th, formerly the 12th, Civil District of said County, being a lot on the Map of Hillwood Estates, not of record, described according to a survey made by Z. T. Wilkinson, Surveyor, October 10, 1952, as follows:

Beginning on the southerly margin of West Hillwood Drive at the northwest corner of the property conveyed to Edward J. McGavock and wife, by deed from H. G. Hill Realty Company, of record in Book 2014, page 365, Register's Office for said County; thence with said McGavock's westerly line south 32 degrees west 295 feet to said McGavock's southwest corner; thence with said McGavock's southerly line south 48 degrees 15 minutes east 78.4 feet to an iron pin; thence westwardly 100 feet to an iron pin; thence north 58 degrees 30 minutes west 50 feet to an iron pin; thence north 32 degrees east 355.3 feet to an iron pin 1 foot west of a concrete monument in the southerly margin of West Hillwood Drive; thence with said Drive south 65 degrees east 50 feet to the beginning.

Being the same property conveyed to Edward J. McGavock and wife, Mary M. McGavock, by deed dated November 12, 1952, from H. G. Hill Realty Company, a corporation, of record in Book 2103, page 357, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Mary M. McGavock by quitclaim deed dated June 24, 1966, from Edward J. McGavock, of record in Book 4031, page 314, Register's Office for Davidson County, Tennessee. Mary M. McGavock died on June 25, 2006. By her will in Docket No. 06P1126, Davidson County Probate Court Clerk's Office, subject property was devised to her three children, Kevin McGavock, Edward Jacob McGavock and Mary McGavock Beard, as part of her residuary estate.