THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
7127 Crossroads Blvd., Ste. 105
Brentwood, TN 37027
(615) 371-2299

CAREY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 2, 2011

BILL GARRETT, Davidson County
Trans:T20110011784 DEEDQC
Recvd: 02/25/11 16:02 2 pgs
Fees:12.00 Taxes:0.00
20110225-0015698

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Shagayla Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 **DAY OF FEBRUARY 2010.**

Carey Wallace
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/2/2011

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Eric O. Duncan
573 Roxanne Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP & PARCEL
Map 162-10
Parcel 106

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, **Eric O. Duncan and Linda G. Whitsey,** hereinafter referred to as Grantors do hereby convey, remise, release and forever quitclaim all of our right, title and interest, unto **Eric O. Duncan and wife, Shagayla Duncan**, our right, title and interest, unto, hereinafter referred as Grantees, their Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee being Lot No. 106 on the plan of Brook-View Estates, Section Two, as of record in Book 4660, Page 163, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description hereof.
>
> BEING the same property conveyed to Eric O. Duncan and John W. Whitsey, Jr. and wife, Linda G. Whitsey, by Warranty Deed from Charles Underwood Daunis and Diane Q. Daunis, dated November 17, 1998, recorded in Book 11217, Page 450, Register's Office for Davidson County, Tennessee. (John W. Whitsey having since deceased.)

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at 573 Roxanne Dr., Antioch, Tennessee, 37013.

Witness my hand this the 25th day of Feburary, 2011.

Linda Whitsey
Linda G. Whitsey

Eric O. Duncan

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 Linda G. Whitsey, 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 25 day of February 2011.

Carey Wallace
Notary Public

My Commission Expires: 5/2/2011

CAREY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 2, 2011

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 Eric O. Duncan, 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 25 day of February, 2011.

Carey Wallace
Notary Public

My Commission Expires: 5/2/2011

CAREY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 2, 2011