This instrument prepared by:
Kimberly M. Hinson
Attorney at Law
18 Buffalo River Heights Road
Linden, Tennessee 37096

New Owner's Address:	**Send Tax Bills to:**	**Map 112**
Steve Duncan	**Vernon Duncan**	**Parcel 17**
1202 Coffee Avenue	**31 Boyce Road**	
Murfreesboro, Tennessee 37129	**Linden, Tennessee 37096**	

Prepared on information furnished by: Vernon Duncan

Prepared without the benefit of a title examination and no title search was conducted.

QUITCLAIM DEED RESERVING LIFE ESTATES

KNOW ALL MEN BY THESE PRESENTS, that WE, VERNON DUNCAN and wife, EDITH DUNCAN, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, reserving unto themselves an estate for life and to the survivor of them so long as either may live, have bargained and sold and hereby remise, release and forever quitclaim unto STEVE DUNCAN, his heirs and assigns, subject however to the estates for life hereby expressly reserved to VERNON DUNCAN and wife, EDITH DUNCAN, and to the survivor of them so long as either of them may live, all of their right, title and interest in a certain tract of land located in Davidson County, Tennessee, and being more particularly described as follows:

> **Beginning at lot No. #3 stake. Thence North 61 degrees SW 85' to lot No. #4. Thence North 64 degrees SW 85' to stake lot No. #5. Thence North 34 degrees 30' East 200' stake in line. Point in road. Thence South 64 degrees East 85', point in road. South 61 degrees East 85'. Point in road. Thence 200' SW 34 degrees 30' to beginning. Two lots. .39 acres each**

Pursuant to Tennessee Code Annotated §66-24-110, the character of the last preceding registered instrument and the book and page wherein it is recorded is: Being the same property conveyed to VERNON DUNCAN and EDITH DUNCAN, by Installment Deed of H.B. JONES and MARY EDITH JONES, dated June 9, 1965, and of record in Deed Book 3914, Page 781, in the Register's Office of Davidson County, Tennessee.

Said property is quitclaimed subject to the herein reserved life estates and such limitations, restrictions and encumbrances as may affect the premises.

Preparer is not the closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

WITNESS our hand this the 21 day of March, 2014.

Vernon Duncan
VERNON DUNCAN

Edith Duncan
EDITH DUNCAN

BILL GARRETT, Davidson County
Trans:T20140019666 DEEDQC
Recvd: 03/25/14 08:45 3 pgs
Fees:17.00 Taxes:0.00
20140325-0024208

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF PERRY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, VERNON DUNCAN, with whom I am personally acquainted or proven to me by sufficient identification, and upon their oath say that they executed the foregoing instrument for the purposes therein expressed and contained on the 21 day of March, 2014.

Patricia W Bell
NOTARY PUBLIC

My Commission Expires: 11-16-2016

PATRICIA W. BELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF PERRY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, EDITH DUNCAN, with whom I am personally acquainted or proven to me by sufficient identification, and upon their oath say that they executed the foregoing instrument for the purposes therein expressed and contained on the 21 day of March, 2014.

Patricia W. Bell
NOTARY PUBLIC

My Commission Expires: 11-16-2016

PATRICIA W. BELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF PERRY)

I hereby swear or affirm that the actual consideration for this transfer or value of the property, whichever is greater, is -0-, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

X Vernon Duncan
AFFIANT

Subscribed and sworn to before me this the 21 day of March, 2014.

Patricia W. Bell
NOTARY PUBLIC OR REGISTER

PATRICIA W. BELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY

My Commission Expires: 11-16-2016