THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 6117 PAGE 259

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Walter F. Duke 1409 Clarke St. Old Hickory, TN 37138	Same	Map 18 Parcel 100 ID# 12171 GO

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on this the fifth day of August, 1983, by and between JANICE GAIL O'BRIEN DUKE, hereinafter referred to as "FIRST PARTY,"; and WALTER FREEMAN DUKE, hereinafter referred to as "SECOND PARTY";

W I T N E S S E T H :

THAT, for and in consideration of the sum of One Dollar, ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including a release in full of the monies to be paid by SECOND PARTY to FIRST PARTY under paragraph 2 of a Property Settlement Agreement entered into between the parties, in September 1982, and incorporated in a Final Decree of Divorce in the case of Janice Gail O'Brien Duke vs. Walter Freeman Duke, Civil Action No. 82D-1677, rendered in the Fourth Circuit Court for Davidson County, Tennessee, on October 8, 1982, of record in Minute Book 127A, page 313, Office of the Circuit Court Clerk for Davidson County, Tennessee, FIRST PARTY hereby conveys and quitclaims to SECOND PARTY all of her right, title and interest in and to the following described real property in Davidson County, Tennessee, to wit:

LAND in the First Civil District of Metropolitan Nashville/Davidson County, formerly the Tenth Civil District of Davidson County, Tennessee, lying within the City Limits of Goodlettsville, and generally north of Brick Church Pike and west of Dickerson Road, and being more fully described as follows:

BEGINNING at an iron pin at the northwesterly corner of Lot No. 77 of Charleston Square Subdivision, as recorded in Plat Book 5200, page 133, Register's Office for said County, and proceeding as follows: N 26 deg. 38' 03" W 295.21 feet; thence N 50 deg. 52' 20" W 100.25 feet; thence N 59 deg. 53' 00" W 49.83 feet; thence N 63 deg. 05' 56" W 59.11 feet; thence N 71 deg. 05' 36" W 84.15 feet; thence N 7 deg. 18' 23" E 38.15 feet; thence N 00 deg. 41' 18" W 269.73 feet; thence N 82 deg. 55' 04" E 108.07 feet; thence S 70 deg. 38' 11" E 66.0 feet; thence S 78 deg. 01' 50" E 42.96 feet; thence N 89 deg. 52' 55" E 108.22 feet; thence N 73 deg. 38' 57" E 36.16 feet; thence N 86 deg. 29' 18" E 93.71 feet; thence S 86 deg. 14' 04" E 134.32 feet; thence S 65 deg. 56' 06" E 123.15 feet; thence S 14 deg. 49' 46" W 250.26 feet; thence S 16 deg. 27' 10" E 180.00 feet to a point on the northerly right-of-way line of a 50-foot road recorded in Charleston Square Subdivision; thence westwardly with a 292.99-foot radius curve to the left 78.81 feet, said curve having a chord bearing and distance of S 65 deg. 50' 30" W 78.569 feet; thence S 55 deg. 32' 13" W 73.03 feet to a point on the west right-of-way line of Charleston Drive; thence southwardly with a 478.11-foot radius curve to the right 83.00 feet, said curve having a chord bearing and distance of S 29 deg. 29' 23" E 82.895 feet to the northeasterly corner of Lot No. 77; thence with the north line of Lot No. 77, S 65 dege. 29' 00" W 225.46 feet to the point of beginning, and containing 7.67 acres, more or less.

BEING the same property conveyed to Walter F. Duke, a single man, by Special Warranty Deed from First American Bank of Nashville, N.A., of record in Book 5758, page 919, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, FIRST PARTY has hereunto set her signature on the day and date first written above.

Janice Gail O'Brien Duke
JANICE GAIL O'BRIEN DUKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE GAIL O'BRIEN DUKE, with whom I am personally acquainted and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of August, 1983.

Patsy Tomlin
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

My Commission Expires: 2-3-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None .

Walter Freeman Duke
WALTER FREEMAN DUKE, Affiant

Sworn to and subscribed before me, this the fifth day of August, 1983.

Patsy Lovell
NOTARY PUBLIC

My Commission Expires: 2-3-85

PATSY LOVELL NOTARY PUBLIC LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

AUG 17 9 02 AM '83

REGISTER'S OFFICE
DAVIDSON COUNTY, TN