THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, ATTORNEYS
2405 Crestmoor Road, Nashville, Tennessee 37215

BOOK 7809 PAGE 521

Mail

ADDRESS NEW OWNER:
John T. Duke
932 Douglas Avenue South
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
22W10765 - Tract I
105-13-292 - Tract I
22W22070 - Tract II
105-13-291

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, William Lee Duke, by these presents do hereby quitclaim and convey unto Joseph Elmer Duke and John T. Duke, their heirs and assigns, all his right, title and interest in and to the following tract of land:

LAND in Davidson County, Tennessee, BEING a portion of Lot No. 85 on the Plan of Waverly Land Company's Property, called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee and MORE PARTICULARLY DESCRIBED AS TRACTS I AND II ON "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM".

BEING the same property conveyed to William Lee Duke by Quitclaim Deed from Josephine Kelley, an unmarried person of record in Book 7551, page 226, Register's Office for Davidson County, Tennessee.

22159

IDENTIFICATION

APR 5 10 29 AM '89

2466 04/05 0101 030-EEK 9.00

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand(s) this 5th day of April, 1989.

William Lee Duke

William Lee Duke

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of April, 19 89, before me personally appeared William Lee Duke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Christy D. Beeson
Notary Public

My Commission Expires: _____

My Commission Expires JAN. 21, 1990

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the President (or other officer authorized to execute the instrument), of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Jack E. Duke
Affiant

Subscribed and sworn to before me, this the 5th day of April, 19 89.

W. D. Williams
~~Notary Public~~ Dep - Reg

My ~~Commission Expires~~: _____

"EXHIBIT A"

TRACT I:
LAND in Davidson County, Tennessee, BEING part of Lot No. 85 on the Plan of Waverly Land Company's Property, called Waverly Place, of record in Book 57, page 95, Register's Office for said County, as follows:

SAID part of said lot is described according to a survey made by Geo. W. Watkins, Surveyor, September 10, 1951, as follows: BEGINNING at the intersection of the North margin of Lawrence Avenue and the East margin of 10th Avenue, South; thence with the margin of 10th Avenue, South, North 2 deg. 30' East 103.3 feet to a point; thence North 88 deg. 45' East 66 feet to a point; thence North 19 deg. 30' East, 28.2 feet to a point; thence North 5 deg. East 22 feet to a point in the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 11 feet to a point; thence South 5 deg. West 159.3 feet to a point in the northerly margin of Lawrence Avenue; thence with the north margin of Lawrence Avenue, westerly 79 feet to the point of beginning.

BEING part of the same property conveyed to Josephine Kelley by deed from Alma Bythewood and Elma Bythewood, of record in Book 3403, page 249, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but excluded from this conveyance is that portion of the above-described property which was conveyed to THE NASHVILLE HOUSING AUTHORITY by deed from Josephine Kelley of record in Book 4110, page 870, Register's Office for Davidson County, Tennessee, described as follows:

BEING part of Lot No. 85 on the Plan of Waverly Land Company's Property called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point, said point being the northeast intersection of 10th Avenue South, and Lawrence Avenue; thence along the easterly margin of 10th Avenue South in a northerly direction, a distance of 18 feet, more or less, to a point; thence along a curve defined by a radius of 18 feet in a southeasterly direction, a distance of 28 feet, more or less, to a point on the northerly margin of Lawrence Avenue; thence along the northerly margin of Lawrence Avenue in a westerly direction, a distance of 18 feet, more or less, to the point of beginning and containing 70 square feet, more or less.

TRACT II:
A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

BEING the northwesterly part of Lot No. 85 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, September 10, 1951, as follows:

BEGINNING at the southeast corner of 10th Avenue South and the first alley north of Lawrence Avenue; thence with the easterly margin of 10th Avenue, South, South 2 deg. 30' West 53 feet to a point 103.3 feet, more or less, north of the northerly margin of Lawrence Avenue; thence North 88 deg. 45' East, 66 feet; thence North 19 deg. 30' East, 28.2 feet; thence North 5 deg. East 22 feet to the southerly margin of said alley; thence with said alley, westwardly 75 feet to the beginning.

BEING the same property conveyed to Josephine Kelley by deed from The Nashville Housing Authority, of record in Book 4527, page 733, Register's Office for Davidson County, Tennessee.