THIS INSTRUMENT PREPARED BY:
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison St., S. 106
Madison, TN 37115

BOOK 8062 PAGE 597

# QUITCLAIM DEED

1506 03/12 0101 03CHECK 6.00

| Address New Owner: | Send Tax Bills To: | Map & Parcel Numbers |
|---|---|---|
| JAMES E. DUKE & wife, Janette L. Duke<br>712 Vanoke Drive<br>Madison, TN 37115 | SAME AS NEW OWNER | Map 42-13<br>Parcel 30 |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged; I, JAMES E. DUKE

by these presents do hereby quitclaim and convey unto JAMES E. DUKE AND WIFE, JANETTE L. DUKE

our successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hedgewood Hills, Section 1, of record in Book 2900, Page 135, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northeasterly margin of Vanoke Drive at the corner of Lot Nos. 42 and 43; thence with the line between said lots, northeasterly 429.3 feet; thence S 88 deg. 39' E. 18.1 feet; thence S 1 deg. 21' W 181.13 feet; thence S. 43 deg. 49' E. 28.9 feet to the corner of Lot Nos. 43 and 44; thence with the line between said two lots, southwesterly 269.7 feet to the northeasterly margin of Vanoke Drive; thence with the same northwesterly 122 feet to the beginning.

Being the same property conveyed to James E. Duke by Quitclaim Deed from Louise Winfrey, unmarried which Quitclaim Deed is being recorded simultaneously herewith.

RUSH

IDENTIF. REFERENCE

MAR 12 11 42 AM '90

DAVIDSON COUNTY

11039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James E. Duke
Affiant

Subscribed and sworn to before me, this the 12th day of MARCH 19 90.

Deane L. Gregory
Notary Public

My Commission Expires:
8/5/90

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

WITNESS my hand this 12th day of March, 19 90, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Duke
James E. Duke

SEE REVERSE SIDE FOR NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James E. Duke, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 12th day of March, 1990.

My commission expires: 8/5/90

Deanie L. Gregory
Notary Public

QUITCLAIM DEED

FROM: James L. Duke

TO: James L. Duke
and wife, Janette L. Duke

PREPARED BY:
GREATER NASHVILLE TITLE &
CLOSING COMPANY
223 Madison St., S. 106
Madison, TN 37115

615-865-1470