PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (PWJr/fs)
Dav. Co. File: Box 8

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration for this transfer is: $8,750.00

Affiant

Sworn and subscribed before me on 5-12-92, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:

Joseph E. Duke
932 Douglas Avenue
Nashville, TN 37204

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS

First Property: Tr. 1 — 22W10765, 105-13-292: Tr. 2 — 22W-22070, 105-13-291.
Second Property: 105-13-399
Third Property: 105-13-269

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Duke,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Joseph E. Duke,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's one-half undivided interest in and to three certain tracts or parcels of land located in Davidson County, Tennessee, described as follows: **To Wit:**

First Property

TRACT 1:

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 ° 30 ' East 103.3 feet to a point; thence North 88° 45' East 66 feet to a point; thence North 19° 30' East, 28.2 feet to a point; thence North 5° 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°, 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° 30' West 53 feet to a point 103.3 feet, more or less, north of the northerly margin of Lawrence Avenue; thence North 88° 45' East, 66 feet; thence North 19° East 28.2 feet; thence North 5° 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 Joseph Elmer Duke and John T. Duke by deed from the William Lee Duke, of record in Book 7809, page 521 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Second Property

LAND in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 94 on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for said County.

SAID part of Lot No. 94 fronts 75.0 feet on the southerly margin of Glen Avenue and extends back between parallel lines 200.00 feet to an alley.

BEING the same property conveyed to Joseph E. Duke and John T. Duke by deed from Chrysler First Financial Services Corporation, successor to Chrysler First Credit Corporation, of record in Book 7966, page 678, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Third Property

LAND in Davidson County, Tennessee, being the easterly fifty feet of Lot No. 81 in the Waverly Land Company's Plan as recorded in Book 57, page 95, Register's Office for said County.

SAID part of Lot No. 81 fronts 50 feet on the northerly side of Douglas Avenue and runs back northwardly 250 feet, more or less, and between parallel lines to an alley.

BEING the same property conveyed to Elmer C. Duke, Jr., et al, by deed from James M. Hammonds, Jr. and wife, Rhonda G. Hammonds, of record in Book 6403, page 925, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 928 Lawrence Avenue and 2116 & 2118 10th Avenue South, Nashville, Tennessee 37204
845 Glen Avenue, Nashville, Tennessee 37204
932 Douglas Avenue, Nashville, Tennessee 37204

WITNESS THE EXECUTION HEREOF on 12th of May, 1992.

John T. Duke

John T. Duke

MAY 13 10 58 AM '92
FELIX E. NIELSON REGISTER
DAVIDSON COUNTY TN.

IDENTIFICATION REFERENCE

09954

64.12 05/13/92 0

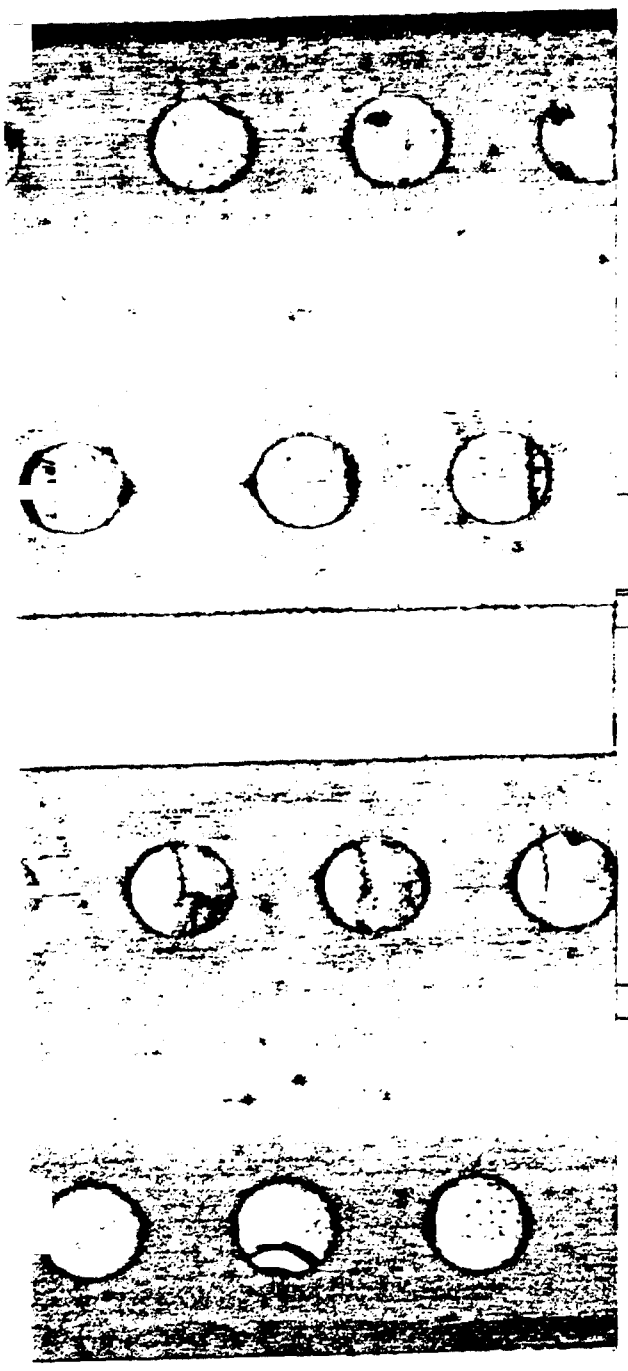
State of Tennessee
County of Davidson

On May 12, 1992, before me, the undersigned authority, personally appeared **John T. 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 the execution as a free act and deed.

PEGGY WILKINS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8625 PAGE 278

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 8750.00	
			CON TX 32.19	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 39.19	
			CHECK 39.19	
05/13/92	01	10:58	0001 6412	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 9 5 4

IDENTIF. TREFERENCE

MAY 13 10 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530624