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IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (jh) Title No: 37925
Dav. Co. File: Box 8

96 JUL 19 AM 10: 38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10126 PG 625

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph E. Duke 932 South Douglas Avenue Nashville, TN 37204	GMAC Mortgage Corporation of PA 5544 Franklin Road, Suite 202 Nashville, TN 37220

TAX MAP-PARCEL NUMBERS: 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 or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elmer C. Duke, Jr. and spouse Helen S. 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 right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly fifty feet of Lot No. 81 on 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 by Elmer C. Duke, Jr. and wife, Helen S. Duke, a one-half undivided interest; and John T. Duke, a one-half undivided interest by deed from James M. Hammonds, Jr. and wife, Rhonda G. Hammonds of record in Book 6403, page 925, Register's Office for said County. John T. Duke has since conveyed his interest in said property to Joseph E. Duke by quitclaim deed of record in Book 8625, page 276, said Register's Office.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is ( )improved property, known as: 932 South Douglas Avenue, Nashville, TN 37204

WITNESS THE EXECUTION HEREOF on July 11, 1996.

Elmer C. Duke, Jr.

Helen S. Duke

State of Tennessee
County of Davidson

On July 11, 1996, before me the undersigned authority, personally appeared Elmer C. Duke and Helen S. 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 0.00

Affiant

Sworn and subscribed before me on July 11, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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