BOOK 11071 PAGE 3

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DAVIDSON COUNTY, TN.

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IDENTIF. & REFERENCE

MAIL TAX

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Mr. Donald B. Dukes 245 Hunters Lane Hendersonville, TN 37075	First Federal S & L Union at Fourth Nashville, TN 37219	Map 51-3 Parcel 48

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **JANET DUKES**, by these presents does hereby quitclaim and convey unto **DONALD B. DUKES**, and his successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 116, on the Map of Pleasant Acres Section II, as of record in Book 2133, Page 75, said Register's Office, described as follows:

Said Lot No. 116 fronts 85 feet on the north side of Chadwell Drive and runs back between lines 151.17 feet on the east line add 151.29 feet on the west line to a dead line in the rear of which it measures 85 feet.

Being the same property conveyed to Donald B. Dukes and Janet Dukes from A. J. McClendon, by Deed of Record in Book 7918 at Page 241, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Janet Lee Cook Dukes v. Donald Bruce Dukes*, Civil Action No. 97D-524, Chancery Court for Sumner County, Tennessee, and that there was no other consideration given for the transfer.

Donald B. Dukes
AFFIANT

Sworn to and subscribed before me, this the 22nd day of June, 1998.

Notary Public
My Commission Expires: My Commission Expires MAY 27, 2001.

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

Witness my hand this 3 day of August, 1998, the bargaining party, having caused my name to be signed hereto on said day and date.

Janet Dukes
JANET DUKES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tracy L Ezelle, a Notary Public in and for said County and State, **JANET DUKES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison Tenn this the 3rd day of August, 1998.

Tracy L Ezelle
NOTARY PUBLIC AT LARGE

My Commission Expires:

TRACY E. EZELLE
Notary Public, Sumner Co., TN
My Comm. Expires July 24, 2001

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.