mail

This instrument was prepared by:
Bragg, Mansfield & Stegall
110 South Maple Street
Murfreesboro, TN 37130

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $0.00.

Lynda L. Keis
Affiant

Subscribed and sworn to before me on this 20TH day of January, 1999.

Dwi C McBee
Notary Public

My commission expires: 12-16-2002

NOTARY PUBLIC * RUTHERFORD CO. * TENN. * LARGE

Address New Owner as Follows:
Tracy Wayne Duke
5704 Stoneway Trail
Nashville, TN 37209

Send Tax Bills to:
Same

Map and Parcel

Tract A:	91-10	p. 427
Tract B:	69-160	p. 16
Tract C:	91-10	p. 430

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that A. W. Duke, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Tracy Wayne Duke and wife Karen Darlene Duke, their heirs successors, and assigns, his entire right, title and interest in and to certain land in Davidson County, Tennessee, described as follows:

TRACT A: LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Holman Heights, which is of record in Plan Book 5060, Page 116, Register's Office for Davidson County, Tennessee, which is a resubdivision of a portion of Block "G" on the original plan of Holman Heights as of record in Plan Book 332, Page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. C. Duke and A. W. Duke by deed from Plant Equipment Leasing Co., Inc. of record in Book 5868, Page 918, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 5060, Page 116, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 5815 Robertson Avenue, Nashville, TN.

TRACT B: THREE tracts of land in the Village of Bordeaux, in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Tract No. 1: Beginning at a point in the southwesterly margin of New Highway No. 112, 180 feet from Manchester Avenue, being a point 15 feet, more or less, northeasterly from the northwesterly corner of a lot conveyed to Lena L. Nelson, by deed from L. A. Nelson and wife, of record in Book 1033, Page 50, Register's Office for said County; and running thence north 56 deg. 59 min. west, with the southwesterly margin of said New Highway No. 112, 60 feet, more or less, to the northeasterly corner of a lot conveyed to J. W. Coleman and wife, Lou Vina Coleman, by deed from J. L. Robins and wife, of record in Book 932, Page 500, said Register's Office; thence southwesterly, with the line of said lot, 150 feet, more or less, to the southeasterly corner of said lot, being also the northeasterly corner of a lot of land conveyed to Mrs. Loula M, McPherson by deed from W. E. Hyde and wife, of record in Book 494, Page 388, said Register's Office; thence south 52-1/2 deg. east 60 feet, more or less, to the southwesterly corner of a lot of land conveyed to Mrs. Maggie Robins by deed from L. A. Nelson of record in Book 496, Page 405, said Register's office; and thence northeasterly 150 feet, more or less, to the beginning.

Tract No. 2: Beginning at a point in the southwesterly margin of New Highway No. 112, said beginning point is the northwest corner of property conveyed to C. L. Maxwell and wife, by deed from Joe Walkup, Trustee, of record in Book 1303, Page, 141, Register's office for said County; thence with the southwesterly margin of New Highway No. 112, northwesterly 74 feet to Coleman's southeast line; thence with Coleman's line in a southwesterly direction 150 feet, more or less, to a point thence southeastwardly 74 feet to a point; thence in a northeasterly direction 150 feet, more or less, to the southwesterly margin of New Highway No. 112, the point of beginning.

Tract No. 3: Beginning on the southwesterly margin of New Highway No. 112 at the northwest corner of the property conveyed to Virgil McCool and wife, by deed from J. W. Coleman and wife, of record in Book 1306, Page 608, Register's Office for said County; thence with McCool's west line southwestwardly 150 feet, more or less, to McCool's southwest corner; thence northwestwardly 178 feet, more or less, to the southeasterly

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

margin of Ashton Avenue; thence with said Avenue northeastwardly 150 feet, more or less, to the southwesterly margin of Highway No. 112; thence with said Highway southeastwardly 110 feet, more or less, to the point of beginning.

INCLUDED in the above description, but EXCLUDED therefrom is the land conveyed to Alan C. Jackson by deed of record in Book 4669, Page 26, and to the State of Tennessee by deed of record in Book 5873, Page 346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. W. Duke and H. C. Duke by deed from Billy R. Potter and wife, Joyce Potter, of record in Book 6285, Page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as 3407 Clarksville Pike, Nashville, TN.

Tract C: LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Holman Heights, which is of record in Plan Book 5060, Page 116, Register's Office for Davidson County, Tennessee, which is a resubdivision of a portion of Block "G" on the original plan of Holman Heights as of record in Plan Book 332, Page 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. C. Duke and A. W. Duke by deed from Plant Equipment Leasing Co., Inc. of record in Book 5868, Page 924, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 5060, Page 116, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 516 & 518 Nichol Rd., Nashville, TN.

None of the above listed properties has been the residence of A. W. Duke.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of January, 1999.

A. W. Duke

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, A. W. Duke, the within named 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 therin contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20th day of January, 1999.

Notary Public
My Commission expires 12-16-2002

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IDENTIF. & REFERENCE
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ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.
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