STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Tracy W. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 1999.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: Nov 27, 1999.

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACY W. DUKE, ET UX	**SAME**	**103-3 Parcel 249**
(NAME)	(NAME)	
5704 STONEWAY TRAIL	5704 Stoneway Trail	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **AUSTIN WAYNE DUKE** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO REMISE, RELEASE AND QUITCLAIM UNTO, **TRACY W. DUKE AND WIFE, KARIE L. DUKE,** ALL MY RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 48 feet of Lot No. 2, of Block 20 on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 48 feet on the southerly side of Nebraska Avenue and extends back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Tracy W. Duke and Karie L. Duke and Austin Wayne Duke, as Tenants in Common, by deed from Lakeshore Estates, Inc., of record in Book 10347, page 566, Register's Office for Davidson County, Tennessee.

This is not the principal residence of Austin Wayne Duke.

4765 02/11 0101 03CHECK 10.00

Unimproved ( )
This is improved(X) property, known as **4803 NEBRASKA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHENEVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

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WITNESS MY HAND THIS 10th DAY OF FEBRUARY, 1999.

Austin Wayne Duke

AUSTIN WAYNE DUKE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AUSTIN WAYNE 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 Nashville , Tennessee this 10th day of February, 1999.

Commission expires: ~~My Commission Expires March 27, 1999~~

Notary Public

05479776

IDENTIF. & REFERENCE

99 FEB 11 AM 10:45

PAT CARRELL REGISTER
DAVIDSON COUNTY, TN.