This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Mary Dean Duke
Affiant

Subscribed and sworn to before me this 4 day of MARCH, 1999.

Walter E. Hulsey
Notary Public

My Commission expires: 4-22-2000

This instrument was prepared by:
American Family Security and Elder Care Group Legal Services Plan, Inc
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

THE MARY D. DUKE REVOCABLE LIVING TRUST
1311 Montgomery Avenue
Nashville, Tennessee 37207

Send Tax Bills to:

MARY D. DUKE, Trustee of THE MARY D. DUKE REVOCABLE LIVING TRUST
1311 Montgomery Avenue
Nashville, Tennessee 37207

Map-Parcel Numbers:

091-16-0 1152.00

QUIT CLAIM DEED

3945 03/04 0101 03CHECK 10.00

KNOW ALL MEN BY THESE PRESENTS that MARY D. 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 MARY D. DUKE, Trustee, and her successors in trust, of THE MARY D. DUKE LIVING TRUST, its successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Essex Place, not of record, and described according to a survey made by Blanchard & Parrish, Surveyors, September 10, 1937, as follows:

BEGINNING on the easterly margin of Montgomery Street, at the corner of Lots Nos 7 and 8, said point being 54.25 feet north of the northerly margin of Jewell Street; thence with the easterly margin of Montgomery Street, northwardly 50 feet to the corner of Lots Nos 6 and 7; thence with the line between said two lots, eastwardly 150 feet to the westerly margin of alley; thence with said alley, southwardly 50 feet to the corner of Lots Nos. 7 and 8, said point being 53.75 feet north of the northerly margin of Jewell Street; thence with the line between said two lots, westwardly 150 feet to the beginning.

BEING the same land conveyed to Leonard C. Duke (deceased) and wife, Mary D. Duke, from Kirk G. Griffith and wife, Bessie Frazier Griffith, by Deed of record in Deed Book 2300, Page 249, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 1311 Montgomery Avenue, Nashville, Tennessee 37207.

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 4 day of MARCH, 1999.

BOOK 11369 PG. 134

Mary Dean Duke
MARY D. DUKE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MARY D. DUKE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 4 day of MARCH, 1999.

Walter E. Puller
Notary Public

My Commission expires: 4-22-2002

This Deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.

MAIL ENV.

05567 19

IDENTIFIER ✱ REFERENCE

99 MAR -4 PM 3:47

REGISTER
DAVIDSON COUNTY, TN.

QUIT CLAIM DEED
Page 2