Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Karen J. Nikolai 7427 Bidwell Road Joelton, TN 37080	Same	Map 14 Parcel 76 14D38160

mail

This instrument prepared by: PATRICIA G. CAMPBELL
144 Second Avenue North, Suite 100, Nashville, Tennessee 37201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the terms of the Final Decree of Divorce in the Davidson County Fourth Circuit Court, Docket Number 99D-934, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Robert D. Duke, ("Grantor") hereby sells and quitclaims to Karen J. Nikolai, (collectively the "Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 52 on a survey of Division of Lot Number 2, H. T. Hays Tract, described according to a survey made by D. E. Bonner and E. Medlin, dated December 20, 1963, as follows:

Beginning at a point in the southwest margin of Bidwell Road, 8640.15 feet from the margin of Old Clarksville Pike; thence, South 59 deg. West 409 feet to a point; thence South 87 deg. 15' East 105 feet to a point; thence, South 3 deg. 30' West 176 feet to a point; thence, North 59 deg. East 417.3 feet to a point in the southwest margin of Bidwell Road; thence, with the margin of same, North 31 deg. West 202.75 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Robert D. Duke and wife, Karen J. Nikolai , by deed from Robert W. Wingo and wife, Sharon L. Wingo, of record in Book 10006, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is improved property, known as 7427 Bidwell Road, Joelton, TN 37080.

Executed this 28 day of MAY, 1999.

Robert D. Duke

ROBERT D. DUKE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Robert D. Duke, the grantor, 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 contained.

Witness my hand, at Nashville, Tennessee, this 28 day of May, 1999.

Patricia G. Campbell

NOTARY PUBLIC

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28 day of May, 1999.

Notary Public
My Commission Expires: 7-24-99

Nikolau quit claim deed

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