Davidson County DEEDQC
Recvd: 08/04/03 08:04 2pgs
Fees:17.00 Taxes:0.00

20030804-0109714

Prepared By and Return to:

Amy Cross Nance
1600 Westgate Circle Suite 125
Brentwood, Tennessee
(615) 661-4033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-

Affiant

Subscribed and sworn to before me this the 25R day of July, 2003

Notary Public
My Commission Expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

QUITCLAIM DEED

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel Number:**
Peggy M. Dukehart John J. Dukehart 3217 East Lake Dr. Nashville, TN 37214	Nexstar Financial Corporation 622 Emerson Rd., Suite 600 St. Louis, MO 63141	108-12-0/255.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, I, Peggy M. Adams hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lot No. 80 on the Plan of Trailwood Subdivision Section 5 of record in Book 6900, page 477 Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peggy M. Adams (now known as Peggy M. Adams Dukehart) by deed from BTS Investments, LLC of record in Book 11633, Page 466 Register's Office for Davidson County, Tennessee.

This is improved property located at 3217 East Lake Drive, Nashville, Tennessee 37214

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

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Peggy M. Dukehart and husband John J. Dukehart, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 25R day of July, 2003.

Peggy M. Adams

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy M. Adams, the bargainor(s), 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 Brentwood, Tennessee, this 25th day of July, 2003.

Notary Public

My Commission expires 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of July 2003.

Rosemary P Smithson
Notary Public

My commission expires 8/19/03

SMITHSON NOTARY PUBLIC