Davidson County DEEDQC
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Fees:12.00 Taxes:0.00

20040223-0020436

FROM: STEVEN A. RITCHIE, SR.

TO: CHARLES DUKE

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Duke 224 Manzano Road Madison, Tennessee 37115	Same	Map 52 Parcel 48.00

This instrument prepared by:

Thomas J. Drake, Jr.
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Prepared upon information furnished by the parties and without the benefit of title examination.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, value, whichever is greater, for this transfer is $0.00.

_____, Affiant

Sworn to and subscribed before me this 23rd day of JANUARY, 2004.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 24, 2005

I, Steven A. Ritchie, Sr., do hereby quitclaim to Charles Duke all of my interest in the following land:

Being Lot No. 45 on the Plan of Arrowhead Estates, Section I, as of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven A. Ritchie, Sr. by deed from David Hatley of record in Instrument No. 20020805-0093466, Register's Office for Davidson County, Tennessee.

This is improved property known as 224 Manzano Road, Madison, Tennessee 37115.

Witness my hand this 23rd day of JANUARY, 2004.

_____
STEVEN A. RITCHIE, SR.

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 Steven A. Ritchie, Sr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of JANUARY, 2004.

_____
NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 24, 2005