Davidson County DEEDQC
Recvd: 07/19/04 11:04 2pgs
Fees:12.00 Taxes:0.00
20040719-0085780

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2040148
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Marne K. Rowland,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Marne R. Duke and husband Brian Duke** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 507 of Block No. 24 in the Charlotte Park Company's First Addition to Nashville, the plat of which is of record in Book 57, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 507 fronts 50 feet on the northerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marne K. Rowland from Steve Donnelly, unmarried, by Warranty Deed dated July 31, 2000 and recorded August 1, 2000 in Instrument No. 200008010075974, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 57, page 103, Register's Office for Davidson County.

Property address is: 4606 Dakota Ave., Nashville, TN 37209.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 7 day of July, 2004.

Marne K. Rowland
Marne K. Rowland

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7 day of July, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marne K. Rowland** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

9-24-05
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 7 day of July, 2004.

Notary Public

My Commission Expires 9-24-05

DAVID ROETGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Tax/Map ID & Parcel
91-16-121.00

New Owners:
Marne R. and Brian Duke
4606 Dakota Avenue
Nashville, TN 37209

Send Tax Bills to :
Argent Mortgage Company
44 South Broadway
16th Floor
White Plains, NY 10604