THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** One Belle Meade Place 4400 Harding Road, Suite 101 Nashville, Tennessee 37205 (615) 777-5400	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Teresa Duke Simmons Affiant Subscribed and sworn to before me this 7th day of July, 2004. Notary Public My Commission Expires: JEFFREY MOBLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE My Commission Expires MAY 30, 2007

Address new owner as follows:

Teresa Duke Simmons, Trustee
817 Princeton Hills Drive
Brentwood, Tennessee 37027

Send Tax Bills to: -SAME-

Map-Parcel Numbers:
104-2-57
104-2-58
104-2-159
104-6-86
104-1-294
91-16-81

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **AUSTIN WAYNE DUKE**, hereby remises, releases and quitclaims unto **TERESA DUKE SIMMONS, TRUSTEE OF THE AUSTIN W. DUKE IRREVOCABLE TRUST DATED MARCH 10, 2004**, and her successors and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, the tracts of land in the State of Tennessee described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Davidson County DEEDQC
Recvd: 09/22/04 14:23 8pgs
Fees:42.00 Taxes:0.00
20040922-0114185

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

WITNESS my hand this 3rd day of ~~May,~~ June 2004.

Austin W. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin W. Duke, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of ~~May~~ June, 2004.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

EXHIBIT A

Legal Description

3184 Parthenon Ave., Nashville, TN.

Tax Map 104-2 Parcel 57

Being Lot No. 97 on the Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 50 feet on the south side of Mason Avenue and runs back between lines 175.4 feet on the east line and 204.5 feet on the west line to an alley on which it measures 90 feet.

Being the same property conveyed to Jane Bell and Marguerite C. Penix by deed from Frances Cheatham Womack of record in Book 3308, page 449, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Austin W. Duke by deed of record in Book 5299, Page 89, Register's Office for Davidson County, Tennessee.

EXHIBIT A, cont.

Legal Description

3186 Parthenon Ave., Nashville, TN

Tax Map 104-2 Parcel 58

Land in Davidson County, Tennessee, being Lot No. 98 on the map of West End Park of record in book 421 pages 82 and 83 Register's Office for said County.

Said Lot No. 98 fronts 85 feet on the South side of Mason Avenue, now Parthenon Avenue, and runs back between parallel lines, 175.4 feet on the West line and 163.7 feet on the East line and along the West Margin of an alley to another alley in the rear on which it measures 60 feet.

Being the same property conveyed to Colby Lynn Detrick, unmarried, by deed from Wade Detrick, et ux, as of record in Book 511 page 616 R.O.D.C. Tennessee.

Also being the same property conveyed to A. W. Duke by deed of record in Book 6067, page 948, Register's Office for Davidson County, Tennessee.

EXHIBIT A, cont.

Legal Description

3104 Bellwood Ave., Nashville, TN.

Tax Map 104-2 Parcel 159

Being the easterly 70 feet front and 96.4 feet rear of Lot No. 25 on the Revised Plan of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Bellwood Avenue at the corner of Lots Nos. 25 and 26 on said Plan; thence with the line between said lots, northwardly 151.1 feet to the southerly margin of an alley; thence with same southwestwardly 96.4 feet to the northeast corner of that part of Lot No. 25 conveyed to Edna Gross Lightman by deed from R. Fly and wife, of record in Book 739, page 624, said Register's Office; thence with said Lightman's eastern boundary line, southeastwardly 135 feet, more or less, to the northerly margin of said Avenue; thence with same, eastwardly 70 feet to the beginning.

Being the same property conveyed to Charles E. Haynes and wife, Carol B. Haynes, by deed from Malcolm W. Van Hooser and wife, Rubye D. Van Hooser, of record in Book 3974, page 964, said Register's Office.

Also being the same property conveyed to Austin W. Duke and Teresa Duke Simmons and husband, David M. Simmons, by deed of record in Book 5505, Page 186, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Austin W. Duke by deed from Teresa Duke Simmons and husband, David M. Simmons, of record in Book 8727, Page 91, Register's Office for Davidson County, Tennessee.

EXHIBIT A, cont.

Legal Description

208 Fairfax Ave., Nashville, TN.

Tax Map 104-6 Parcel 86

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, pages 124 and 125, Register's Office for said County.

SAID Lot No. 68 fronts 60 feet on the easterly margin of Fairfax Avenue and extends back with the southerly margin of a 15 foot alley 175 feet on the northerly line and 186 feet on the southerly line to a 13 foot alley in the rear, measuring 60 feet thereon.

BEING the same property conveyed to James J. Sanders, Jr. and wife, Wynelle Sanders, by deed from Clara E. Hill, a widow, of record in Book 5752, page 546, Register's Office for Davidson County.

Also being the same property conveyed to Austin W Duke by deed of record in Book 5911, Page 192, Register's Office for Davidson County, Tennessee.

EXHIBIT A, cont.

Legal Description

3801 Nebraska Ave., Nashville, TN

Tax Map 104-1 Parcel 294

Tract I:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lots Nos. 104, 105 and 106 on the Plan of West Grove Addition, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 104, 105 and 106 fronts 50 feet on the southerly side of Nebraska, formerly Grand, Avenue and runs back 135 feet on the easterly line to the westerly margin of 38th Avenue North, and 145 feet, more or less, on the westerly line to the northerly line of Lot No. 107, measuring 50 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 104, 105 and 106 on the Plan of West Grove Addition, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Beginning at a point 50 feet from 38th Avenue North on the southerly side of Nebraska Avenue, thence with the southerly side of Nebraska Avenue westerly 25 feet to a point, thence southerly parallel with 38th Avenue North 140 feet, more or less, to a point, thence easterly 25 feet to a point, thence northerly parallel to 38th Avenue North 140 feet, more or less, to the beginning.

Being the same property conveyed to Austin W. Duke and wife, Nancy Louise Duke, by deed of record in Book 6806, page 467, Register's Office for Davidson County, Tennessee. Nancy Louise Duke died April 26, 1997.

EXHIBIT A, cont.

Legal Description

4601 Elkins Ave., Nashville, TN

Tax Map 91-16 Parcel 81

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 502 of Block 23 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County.

Said part of Lot No. 502 fronts 50 feet on the southerly side of Elkins, formerly Second Avenue and runs back between parallel lines with the westerly margin of 46th Avenue, North, formerly 5th Street, 180 feet to an alley.

Being the same property conveyed to Mrs. Pearl M. Cullum, by deed from Mabel P. Bulla, unmarried, of record in Book 4206, Page 157, Register's Office for Davidson County, Tennessee, and being conveyed by Jewell C. Bolling, Attorney-in-Fact, for Mrs. Pearl M. Cullum (unmarried) by Power of Attorney recorded in Book 4731, Page 543, said Register's Office.

Also being the same property conveyed to Austin W. Duke by deed of record in Book 5122, Page 329, Register's Office for Davidson County, Tennessee.