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. Affiant Subscribed and sworn to before me this 18th day of October, 2004. Notary Public My Commission Expires: My Commission Expires MAY 30, 2007

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Teresa Duke Simmons, Trustee 817 Princeton Hills Drive Brentwood, Tennessee 37027	SAME	104-5 195 104-5 171 104-5 162 92-11 325

Davidson County DEEDQC
Recvd: 10/21/04 08:48 6pgs
Fees:32.00 Taxes:0.00
20041021-0126613

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.

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

WITNESS my hand this 14 day of October, 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 18th day of October, 2004.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON

My Comm... 07

EXHIBIT A

Legal Description

3723 Meadowbrook Ave., Nashville, TN.

Tax Map 104-5 Parcel 195

Land in Davidson County, Tennessee, being a part of lot No. 430 on the Plan of Richland Realty Company's Division "C" a plan of which is of record in Book 421, page 31, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Meadowbrook Avenue, at the corner of Lots Nos. 429 and 430; thence with the line between said lots, southwesterly 77 feet 7 inches to a point; thence leaving the line between said lots, as follows: southwesterly 14 feet 3 inches to a point, which is 2 feet 2 inches south of the line between said lots; thence southwesterly 21 feet to a point, which is 4 feet 7 inches south of the line between said lots; thence southwesterly 17 feet to a point, which is 3 feet 7 inches south of the line between said lots; thence southwesterly parallel to and 3 feet 7 inches south of said lot line, 92.2 feet more or less to a point in the easterly margin of an alley; thence with the margin of said alley, southeasterly 56 feet 5 inches to a corner of Lots Nos. 430 and 431; thence with the line between said lots, northeasterly 230 feet to the southwesterly margin of Meadowbrook Avenue; thence with the margin of the same, northwesterly 50 feet to the point of beginning.

Being the same property conveyed to James A. Kittleband and wife, Mamie M. Kittleband, by deed of record in Book 3133, page 417, Register's Office of said County.

Also being the same property conveyed to A. W. Duke and wife, Nancy Duke, by deed of record in Book 4785, page 321, Register's Office for Davidson County, Tennessee. Nancy Duke died April 26, 1997.

EXHIBIT A, cont.

Legal Description

3704 Princeton Ave., Nashville, TN

Tax Map 104-5 Parcel 171

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot No. 5 and the westerly part of Lot No. 6 on the Map of J. D. Torrey's Subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C", as of record in Book 421, page 186, described as follows:

BEGINNING on the northerly margin of Princeton Avenue 30 feet easterly from the corner of Lots Nos. 4 and 5; thence running easterly with the northerly margin of said Avenue 65 feet; thence northerly 67 feet, more or less, to a point in the southerly margin of an alley, said point being 35 feet easterly from the northwest corner of said Lot No. 6; thence westerly with the southerly margin of said alley 60 feet to a point, 20 feet easterly from the corner of Lots Nos. 4 and 5; thence southerly 94 feet, more or less to the beginning.

Being the same property conveyed to Building Corporation of America, a Tennessee corporation, by deed from Horace U. Henley and wife, Betty G. Henley, as of record in Book 4363, page 413.

Also being the same property conveyed to Austin W. Duke and wife, Nancy L. Duke, by deed of record in Book 4581, page 686, Register's Office for Davidson County, Tennessee. Nancy L. Duke died April 26, 1997.

EXHIBIT A, cont.

Legal Description

3715 Princeton Ave., Nashville, TN

Tax Map 104-5 Parcel 162

Being Lot No. 404 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 404 fronts 60 feet on the southerly side of Princeton Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Harry L. Hutto and wife, Bessie H. Hutto, by deed from Irving I. Kaplan and wife, Lillian E. Kaplan, of record in Book 3899, page 324, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Austin W. Duke and wife, Nancy Duke, by deed of record in Book 4080, page 658, Register's Office for Davidson County, Tennessee. Nancy Duke died April 26, 1997.

EXHIBIT A, cont.

Legal Description

330 21st Ave., Nashville, TN

Tax Map 92-11 Parcel 325

Land in Davidson County, Tennessee, being Lot # 120, Block 9, on the plan of Murphy Land Company, Division B, of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, which plan shows said Division B divided into blocks, but not into lots.

Said Lot No. 120, the southerly front corner of which is located 106 feet northwardly from the intersection of the easterly margin of 21st Avenue North and the northerly margin of Murphy Avenue, fronts 50 feet on the easterly margin of 21st Avenue North and extends back between parallel lines 170 feet to a dead line at an alley.

Being the same property conveyed to Austin W. Duke and wife, Nancy Duke, by deed of record in Book 7054, page 182, Register's Office for Davidson County, Tennessee. Nancy L. Duke died April 26, 1997.