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Realty Title
48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. Davidson County DEEDQC Recvd: 02/22/05 10:29 2 pgs Fees:12.00 Taxes:0.00 20050222-0019007	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2005 NOTARY PUBLIC MY COMMISSION EXPIRES: 3/14/2005 (AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Gary Duke (NAME)	SAME (NAME)	119-13-276.00
7425 Lakeview Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Kristi Duke, married, by these presents, quitclaims and conveys unto Gary Duke, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

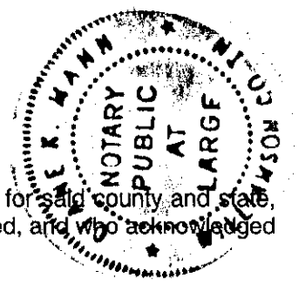
Being the same property conveyed to Gary Duke, married, 90% interest and Kristi Duke, married, 10% interest as tenants in common by Special Warranty Deed from US Bank National Association f/k/a First Bank National Association Trust U/A dated 9-1-97 (EQCC Home Equity Loan Trust 1997-3) by Fairbanks Capital Corp. as Attorney in Fact of record in Instrument No. 20040512-0054421, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand this 14th day of February, 2005.

Kristi Duke



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, Kristi Duke, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 14th day of February, 2005.

Notary Public

My commission expires: 3/14/2005