This Instrument Prepared By:
Christopher M. Was, Esquire
MILLER & MARTIN PLLC
1200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2433

Davidson County DEEDQC
Recvd: 07/25/05 14:07 3 pgs
Fees:17.00 Taxes:0.00
20050725-0086182

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Eleanor Mavis Duthie 220 Carden Avenue Nashville, TN 37205	Same	104-13-046

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Robert Wilson Duthie (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Eleanor Mavis Duthie, all of his right, title and interest, including any interest by right of survivorship, in the following described property in Davidson County, Tennessee, together with all improvements existing thereon, for the purpose of vesting fee simple title to said property in Eleanor Mavis Duthie, said property more particularly described as follows:

See Exhibit A attached hereto.

This is improved property with a street address of 220 Carden Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of July, 2005.

Robert Wilson Duthie
ROBERT WILSON DUTHIE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert Wilson Duthie, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of July, 2005.

Marti L. Carrell
Notary Public

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Eleanor Mavis Duthie
Eleanor Mavis Duthie, Affiant

Sworn to and subscribed before me this
20 day of July, 2005.

Marti L. Carrell
Notary Public

My Commission Expires:
7/21/07

Exhibit A

Land in Davidson County, Tennessee, being the southerly 10.00 feet of Lot No. 37 and the northerly 50.00 feet of Lot No. 51 on the Map of Bransford Realty Company's Subdivision of certain lots in Block E, F and G, in Whitland Realty Company's Subdivision, of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee.

SAID parts of Lot 37 and 51 front together 60.00 feet on the easterly side of Carden Avenue and run back between parallel lines 210.00 feet to a dead line.

Being the same property conveyed to Robert W. Duthie and spouse, E. Mavis Duthie, by deed dated December 18, 1992, from Ellen P. Wagner of record in Book 8822, Page 250, Register's Office for Davidson County, Tennessee.