This document prepared by (and after recording return to):

Name: Kevin D. Norwood
Firm/Company: Cumberland Law Group, LLPC
Address: Suite 10
1222 16th Ave. South
City, State, Zip: Nashville, TN 37212
Phone: 615-783-1520

Davidson County DEEDQC
Recvd: 12/13/05 15:21 3 pgs
Fees:17.00 Taxes:0.00

20051213-0149837

--------Above This Line Reserved For Official Use Only----------

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR CONSIDERATION being love and affection for his wife, the receipt and sufficiency of which are hereby acknowledged, Austin W. Duke hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby quitclaim, transfer and convey unto Austin W. Duke and Patsy E. Duke, husband and wife, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT to all easements, rights-of-way, protective covenants, restrictions and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee at Book 5056 Page 603.

The property is improved, having the street address of 309 West End Place (formerly 309 Park Circle), Nashville, Davidson County, Tennessee 37205.

Taxes for tax year 2005 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

****

State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $-0-

(signature) Austin W. Duke

(print affiant name) _____

Subscribed and sworn to before me, this the 21 day of Nov., 2005.

Notary Public, notary public (print name) Marissa Cundiff

my commission expires: 4-20-08

****

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS Grantor's hand this the 21 day of November, 2005.

Grantor
Austin W. Duke

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21 day of Nov, 2005, before me personally appeared the above named grantor, Austin W. Duke, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that each such person executed the same as such person's free act and deed.

Notary Public
Printed Name: Marissa Cundiff

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Commission Expires:
1-20-2009

Grantee(s) Name, Address, phone:
AUSTIN W. DUKE
PATSY E. DUKE
309 WEST END PLACE
NASHVILLE, TN 37205

SEND TAX STATEMENTS TO GRANTEE

Exhibit A
Legal Description
Map 104-5
Parcel 360

Being Lot No. 272 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County. Said Lot No. 272 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the northerly line and 202 feet on the southerly line to an alley, measuring 54.5 feet thereon.

Included in the above description but expressly excluded therefrom is 880 square feet conveyed to the State of Tennessee by deed from Ellie Roberts Jones, of record in Book 4728, page 37, Register's Office for said County.

Being part of the property conveyed to Ellie Roberts Jones by deed from Robert L. Parker, of record in book 2284, page 591, said Register's Office. The said Ellie R. Jones and Ellie Roberts Jones is one and the same person.

This conveyance is made subject to easement granted by Ellie Roberts Jones to State of Tennessee for sewers and electric power transmission lines of record in Book 4728, page 37, Register's Office for Davidson County, Tennessee, and lack of direct access to I-440 as more fully set out in instrument of record in Book 4728, page 37, Register's Office for said County.