Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
with information furnished by the parties hereto and without the benefit of a title examination
200 Madison Street
Madison, TN 37115

Davidson County DEEDQC
Recvd: 01/19/06 15:18 2 pg:
Fees:12.00 Taxes:0.00

20060119-0007478

Address New Owner:	Send Tax Bills to:	Map & Parcel:
Kathleen C. Stuart 908 McMahan Avenue Nashville, TN 37216	Same as New Owners	Map 050 40 0 Parcel 013.00

QUITCLAIM DEED

For and in Consideration of TEN AND NO/100-----DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, and for the purpose of creating a fee simple estate, **We, David Duke and wife, Patsy Duke** by these presents do hereby quitclaim and convey to **Kathleen C. Stuart, an unmarried woman,** her successors and assigns, all our right, title and interest in and to the following described tract of land:

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

BEING Lot No. 8, on the Map of Due West Valley Acres, a subdivision of the M. M. Cunniff Property, and described according to a copy of a preliminary plan of said subdivision made by H. R. Swann, Jr., surveyor, not of record, as follows:

BEGINNING at a point in the northerly margin of Due West Avenue, at the corner of Lots Nos. 8 and 9; thence with the line between said lots northerly, 535.3 feet; thence westerly 31.1 feet to the inner corner of Lot No. 8; thence northerly 41.3 feet to another corner of Lot No. 8; thence westerly 54.3 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots southerly 551.15 feet to the north margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning.

Being the same property conveyed to David Duke and wife, Patsy Duke by Quitclaim Deed dated August 8, 2005 from Kathleen C. Stuart, an unmarried woman of record in Instrument No. 20050809-0094280, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 1036 DUE WEST AVENUE, MADISON, TN 37115.

SAID property is conveyed subject to such limitations and/or, encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of January, 2006.

David Duke

David Duke

Patsy Duke

Patsy Duke

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David Duke and wife, Patsy Duke**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 13th day of January, 2006.

Commission expires:
3-21-09

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Kathleen C Stuart
Affiant

Subscribed and sworn to before me,
this the 13th day of January, 2006.

Deanie L. Gregory
Notary Public

My commission expires: 3-25-06

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY