Davidson County DEEDQC
Recvd: 03/09/06 14:52 3 pgs
Fees:17.00 Taxes:0.00
20060309-0027748

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2644285 djs

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Parcel ID Number:
THOMAS S. McNIEL, Trustee of of the Austin W. Duke Revocable Trust 6610 Hwy 100, Suite 201 Nashville, Tennessee 37205	Same	08106031000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, A. W. DUKE (a.k.a. Austin W. Duke), do hereby quitclaim and convey to THOMAS S. McNIEL, TRUSTEE OF THE AUSTIN W. DUKE REVOCABLE TRUST established on January 15, 2004, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 2 day of March, 2006.

A. W. Duke

A. W. DUKE (a.k.a. Austin W. Duke)

STATE OF TENNESSEE)
COUNTY OF Cannon)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, A. W. DUKE (a.k.a. Austin W. Duke), the within named 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 Woodbury, Tennessee, this 2nd day of March, 2006.

Mindy S. Gunter
Notary Public

MINDY S. GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires:
10/24/09

STATE OF TENNESSEE)
COUNTY OF Cannon)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 2 day of March, 2006.

Joann B. Nave
Notary Public

JOANN B. NAVE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

My Commission Expires:
2/3/2007

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of Lots Nos. 1 and 2 on the Plan of A. C. Dudley's Subdivision of the McDaniels Tract, as of record in Book 161, Page 10, Register's Office for Said County.

Said part of Lots Nos. 1 and 2 front 50 feet on the easterly side of 23rd Avenue North, formerly Bosley Street, and runs back between parallel lines, parallel with 50 feet south of the southerly margin of Simpkin Street, 100 feet to the westerly line of Lot No. 3.

Being the same property conveyed to A. W. DUKE (a.k.a. Austin W. Duke), by deed of record in Book 6056, Page 321, Register's Office of Davidson County, Tennessee.