Davidson County DEEDQC
Recvd: 03/09/06 14:52 3 pgs
Fees:17.00 Taxes:0.00
20060309-0027749

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2644299 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	06700000200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, 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.

Austin W. Duke

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, 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 A. 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 2nd day of March, 2006.

Mindy A. Gunter
Notary Public

MINDY S. GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires:
10/24/09

EXHIBIT A

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, about ten miles west of the City of Nashville, on the north bank of Cumberland River and described as follows:

Beginning at a point on the north bank of Cumberland River at the mouth of Back Creek; thence down said River at low water mark, north 73° west 30 poles to the mouth of Mill Branch; thence up said Branch, north 25° west, crossing the Turnpike at the branch bridge at 5 poles, in all 10 poles to a stake near the branch; thence north 56-1/4° west 20-8/10 poles to a stake near the old spring and 9 feet southwest of a marker Honey Locust; thence north 10° west 37 poles to a stake, near a hickory stump; thence north 56° west 22-3/4 poles to an old marked hornbeam corner; thence north 20° east 16.36 poles to old hickory corner; thence north 46-1/2° east 18 poles to a hickory corner; thence north 26° east 34 poles to a marked hackberry; thence north 62° east 14 poles to a rock pile corner in old road; thence north 4-3/4° west 32-4/10 poles along an old marked line to a plum tree in the fence; thence north 15-1/2° east 28 poles to a sassafras; thence north 6-1/4° east 33-1/4 poles to a rock corner; thence north 50-1/2° west 16 poles to a black oak stump; thence north 27-1/2° west 28 poles to a rock; thence north 64° west 21 poles to a rock; thence south 60° west 28 poles to a hickory and beech; thence north 85° west 18 poles to a hickory and black jack; thence north 24-1/4° west 39.6 poles to three chestnuts; thence north 22° east 30 poles to black oak at Quarry; thence north 5-1/2° east 19 poles to three red oaks; thence north 44-3/4°west 58 poles to a rock pile and two black oaks; thence north 20-1/2° east 10 poles to rocks and hickory; thence north 58-1/2° east 12 poles to a red oak; thence north 42° east 36 poles to x-marked dogwood; thence east 35 poles to a white walnut in head of hollow of Back Creek; thence down to hollow and Branch with its meanderings as follows: south 11° west 10 poles, south 8° east 6 poles, south 24° east 12 poles, south 26° east 33 poles, south 1/2° east 18 poles, south 7° west 10 poles, south 21 east 15 poles, south 18° west 8 poles, south 42° east 13 poles, south 70° east 6 poles, south 26-3/4° east 21 poles, south 76°east 11 poles, south 36° east 14 poles, south 28° east 18 poles, south 87° east 5 poles, south 46° east 12 poles, south 8 poles, south 49° east 12 poles, south 42-1/2° east 25 poles, south 35° east 33-1/2 poles, south 29° east 21 poles, south 19-3/4° east 14 poles, south 6° east 10 poles, south 27° east (crossing Back Creek) 61-5/10 poles to a point in the center of Back Creek Road, opposite a Hackberry, marked as a pointer to the corner; thence down the center of said Back Creek Road, south 48-1/2° west 11 poles, south 40° west 20 poles, south 51-3/4° west 42 poles, south 41-1/2° west 23 poles, south 22° west 12 poles, south 1° west 23 poles to old Turnpike; thence south 51° west 14 poles to the beginning, containing 215 acres, more or less, according to survey and plat made by W. W. Southgate, on March 29, 1886, of record in Book 94, page 357, Register's Office for said County, but there is to be excluded therefrom a strip of ground 100 feet wide, running through said land conveyed to the Tennessee Central Railroad Company by deed of record in Book 273, page 483, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AUSTIN W. DUKE and NANCY C. DUKE (the said Nancy C. Duke having since died in 1996), by deed of record in Book 4949, Page 255, Register's Office of Davidson County, Tennessee.