Davidson County DEEDQC
Recvd: 04/27/06 12:11 2 pgs
Fees:12.00 Taxes:0.00
20060427-0048308

QUITCLAIM DEED

(Prepared from information provided by the **grantee**)

ADDRESS NEW OWNER IS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Linda Duke	New Owner	75-13-2
NAME	NAME	
222 Jacksonian		
ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Hermitage, TN 37076		
(CITY) (ST) (ZIP)	CITY) (ST) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in paid, the receipt of which is hereby acknowledged, I: KIRK DUKE by these presents do hereby quitclaim and convey unto LINDA DUKE, her successors and assigns, all of my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No. 173 on the Plan of Hermitage Hills, Section 2, of record in Book 2900, Page 112, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary L. Breeden and wife, Rosemary Breeden by deed from Asa W. Reynolds and wife, Sybil L. Reynolds of record in Book 7412, Page 834, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Being the same property conveyed to Kirk Duke and wife, Linda Duke, by deed from Gary L. Breeden and wife, Rosemary Breeden of record in Book 11461, Page 252, Register's Office for Davidson County, Tennessee.

This is improved property known as 222 Jacksonian Drive, Hermitage, Tennessee 37076. The map and parcel numbers are 75-13-2.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value which I/we is greater, for this transfer is one dollar ($1.00).

AFFIANT

Subscribed and sworn to before me, this the 30 day of March, 2006.

My commission expires: Dawn Angel Forbes
(Affix Seal) Notary Public

DAWN ANGEL FORBES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 23, 2010

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

Witness my hand, this 30 day of March, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

KIRK D. DUKE

DAWN ANGEL FORBES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 23, 2010

Prepared By:
ELLEN TAYLOR TURLEY
Stones River Professional Building
3515 Central Pike, Suite 102
Hermitage, TN 37076
FAX: 391-5866
(615) 889-5350

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIRK DUKE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2006.

DAWN ANGEL FORBES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Dawn Angel Forbes
NOTARY PUBLIC

My commission expires: