QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/20/06 14:00 2 pgs
Fees:12.00 Taxes:0.00
20061220-0156824

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
James E. Dukes 4217 Princess Lane Nashville, Tennessee 37218	James E. Dukes 4217 Princess Lane Nashville, Tennessee 37218	81-6-323

THIS INDENTURE, Made the 17th day of November 2006, between **Wade L. Phelps** as party or parties of the first part, hereinafter called Grantor, and **James E. Dukes** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of her right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 31, 32 and 33, as shown on the map entitled A. C. Dudley's Subdivision of the McDaniel Tract, of record in Plat Book 161, page(s) 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES E. DUKES AND WADE L. PHELPS, TENANTS IN COMMON, by deed from JOHN D. CARTER, SR. AND JOHN D. CARTER, JR., of record in Book 11739, page 387, dated November 9, 1999, said Register's Office.

This property is commonly known **1712 McDaniel St., Nashville, Tennessee 37208.**

With, all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Wade L. Phelps

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

Tiffany R. Oddison
AFFIANT

Notary Public

My Commission Expires: 03-4-09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

STATE OF Tennessee)
COUNTY OF Davidson)

On this 17th day of November 2006, before me personally appeared **Wade L. Phelps**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November 2006.

My Commission expires:

Notary Public

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009