6

This Instrument Prepared By:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 13th day of February, 2008.

Notary Public

My Commission Expires: 11/22/2010

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

QUITCLAIM DEED

Address New Owner:
David W. Duke, II
Kayce M. Duke
River Road
Nashville, Tennessee 37209

Send Tax Bills To:
David W. Duke, II
Kayce M. Duke
8247 River Road Pike
Nashville, Tennessee 37209

Map-Parcel Numbers
78-0-72

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of, the receipt of all of which is hereby acknowledged, **Curtis M. Groves and wife, Faith S. Groves** by these presents do hereby transfer and quitclaim and convey unto **David W. Duke, II and wife Kayce M. Duke**, their successors and assigns, all right, title land interest in and to the following described land, as follows:

LAND in the Eighth Civil District of Davidson County, Tennessee, being a 7.11 acre tract according to a survey dated July 7, 1971, by L.C. Petty, Tennessee Registered Surveyor, Number 55, and more fully described as follows:

BEGINNING at a point in the easterly margin of River Road; said point being 2598 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence north 17 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 71 degrees 24 minutes East 232 feet to a steel post; thence South 82 degrees 48 minutes East 1639 feet to a steel post; thence South 82 degrees 48 minutes East 70 feet, more or less, to the Cumberland River; thence South 5 degrees 35 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 83 degrees 58 minutes West 69 feet more or less to a steel post; thence North 83 degrees 58 minutes West 1562 feet to a steel post; thence South 75 degrees 34 minutes West 258 feet to the point of beginning.

BEING the same property conveyed to Curtis M. Groves and Faith Groves, husband and wife by deed from Forrest Barnes and Joe Gower, Co-Executors for the Estate of Joe Barnes, Jr. of record in Instrument No. 20070918-0111439 Register's Office for Davidson County, Tennessee.

This is [XX] Unimproved property, known as: **River Road, Nashville, Tennessee 37209**

WITNESS our hands this 13th day of February, 2008.

Curtis M. Groves

Faith S. Groves

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, I. Dyke Tatum, a Notary Public of said county, **Curtis M. Groves and wife Faith S. Groves** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence as being the persons who executed the foregoing instrument, and who acknowledged that they executed the within instrument for the purposes therein contained and that they executed the same as their free act and deed.

Witness my hand, at office, this 13th day of February, **2008.**

Notary Public

My Commission Expires: 5/23/09

Davidson County DEEDQC
Recvd: 02/19/08 08:29 1 pgs
Fees:12.00 Taxes:0.00

20080219-0015418

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