The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little, House & Griffith 750 Old Hickory Boulevard Suite 150, Building Two Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 07/09/08 14:25 5 pgs
Fees:27.00 Taxes:0.00
20080709-0070644

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Duke Family, LLC
1000 Natchez Valley Drive
Franklin, TN 37064

SEND TAX BILLS TO:SAME

MAP-PARCEL NUMBER:
173-09-0-A-161.00 CO

FOR AND IN CONSIDERATION of consideration, the receipt and sufficiency of which is hereby acknowledged, MARK A. DUKE, of Williamson County, Tennessee ("Grantor"), by these presents does hereby remise, release and forever quitclaim unto DUKE FAMILY, LLC, a Tennessee Limited Liability Company, ("Grantee"), all of Grantor's interest in fee simple in Grantee in certain tracts or parcels of real estate located in Davidson County, Tennessee and further described herein on Exhibit A hereto.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

GRANTOR:

Mark A. Duke

MARK A. DUKE

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 MARK A. DUKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 15th day of July, 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409 and hereby swears and affirms that there is no monetary consideration for this transfer and that the actual consideration for this transfer is $0.00.

Affiant

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Sworn to and subscribed before me this 1st day of July, 2008.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Being Lot 226, on the Plan of Revision Two, Section Two, Lenox Village, of record in Instrument No. 20030115-0006163, 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 Mark A. Duke by deed from NVR, Inc., a Virginia Corporation t/a Ryan Homes, of record in Instrument No. 20040603-0064999, Register's Office for Davison County, Tennessee.

This conveyance is made subject to:

All matters on the plan of record in Instrument No. 20030115-0006163, Register's Office for Davison County, Tennessee.

Subject to all matters on the Plan of record in Book 421, page 146, Register's Office for Davison County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions or record in Instrument No. 20020315-0032825 and 20020315-0032826 and 20021226-0158458 and 20021226-0158459 and 20020911-0110906, Register's Office for Davison County, Tennessee.

Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, page 230, and Book 7985, page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

Easement for water mains and appurtenances or record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020408-0042676 and 20020408-0042675 and 20011129-0130322, Register's Office for Davison County, Tennessee.

Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 2002-0501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas of Lenox Village.

Easement for right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davison County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This improved property is known as 7726 Porter House Drive, Nashville, Tennessee 37211.