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 14:27 6 pgs
Fees:32.00 Taxes:0.00
20080709-0070646

QUITCLAIM DEED

TERMINATING TENANCY BY ENTIRETY
AND VESTING OWNERSHIP IN FEE SIMPLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME	MAP/PARCEL NUMBER:
Duke Family, LLC 1000 Natchez Valley Lane Franklin, TN 37064		181-2-A-89.00 CO

THIS INDENTURE, made this 1st day of July, 2008, between MARK A. DUKE and wife, ALVA DUKE, as tenants by the entirety, of Williamson County, Tennessee ("Grantors"), MEREDITH M. GRIFFITH, Trustee, with full power and authority to sell, transfer, exchange and convey, without joinder by or disclosure of the beneficiaries of the trust, and without obligation for third parties dealing with her as Trustee to look to the proper disposition of the proceeds arising from any such transaction ("Trustee") and DUKE FAMILY, LLC, a Tennessee Limited Liability Company, as ("Grantee").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantors, by these presents do hereby remise, release and forever quitclaim unto the Trustee, all their right, title and interest in and to the real estate

located in Davidson County, Tennessee, described on Exhibit A attached hereto, and in consideration of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Trustee does hereby remise, release and forever quitclaim unto Grantee, in fee simple, all their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantors that this conveyance shall vest in Grantee, through the Trustee, an undivided interest in fee simple in Grantee in the real property described herein.

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, Grantors and Trustee have executed this Quitclaim Deed on the day and year first above written.

GRANTORS

MARK A. DUKE

ALVA DUKE

TRUSTEE

MEREDITH M. GRIFFITH
ATTORNEY

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 and ALVA DUKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they 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: 3/20/12

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

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

WITNESS my hand and official seal at Davidson County, Tennessee, this 1st day of July, 2008.

June P. House
NOTARY PUBLIC
My Commission Expires: 11/7/11

JUNE P. HOUSE
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 as the purpose of this instrument is to abolish a tenancy by entirety and that the actual consideration for this transfer is $0.00.

Alva Dube
Affiant

Mark Dube
Affiant

COUNTY OF DAVIDSON
STATE OF TENNESSEE

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

M M Griffith
NOTARY PUBLIC
My Commission Expires: 3/20/10

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

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. E-5 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq., as amended, of record as instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

Being the same property conveyed to Mark A. Duke and wife, Alva Duke by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070330-0038483 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; and

2. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C"; and

3. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2, and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; and

4. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office; and

5. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, said Register's Office; and

6. Rights of way and easements to Gulf Interstate Gas Company or record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, said Register's Office; and

7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property at 8411 Callabee Way, E-5, Antioch, Tennessee 37013.