Davidson County DEEDQC
Recvd: 04/21/10 15:16 4 pgs
Fees:22.00 Taxes:0.00
20100421-0030236

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Parcel ID Number:
SPRUCE STREET COMMUNITY DEVELOPMENT CORPORATION 511 Spruce Street Nashville, Tennessee 37203	Same	081060310.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, THOMAS S. MCNIEL, TRUSTEE OF THE AUSTIN W. DUKE REVOCABLE TRUST, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary (the "Grantor"), hereby quitclaims and conveys unto SPRUCE STREET COMMUNITY DEVELOPMENT CORPORATION, a Tennessee non-profit corporation, and its successors and assigns (the "Grantee"), all of Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is improved property located at 2112 23rd Avenue North, Nashville Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on this 6th day of April, 2010.

THOMAS S. MCNIEL
Trustee of the Austin W. Duke Revocable Trust

STATE OF TENNESSEE)
COUNTY OF Cannon)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, THOMAS S. MCNIEL, TRUSTEE OF THE AUSTIN W. DUKE REVOCABLE TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Woodbury Tennessee, this 8th day of April, 2010.

Mindy S. Gunter
Notary Public

MINDY S. GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires:
10/27/13

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

MICHAEL S. HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me
this 19th day of April, 2010.

Michael Holder
Notary Public

My Commission Expires:
09/08/2013

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of Lots Nos. 1 and 2 on the Plan of A. C. Dudley's Subdivision of the McDaniels Tract, as of record in Book 161, Page 10, Register's Office for Said County.

Said part of Lots Nos. 1 and 2 front 50 feet on the easterly side of 23rd Avenue North, formerly Bosley Street, and runs back between parallel lines, parallel with 50 feet south of the southerly margin of Simpkin Street, 100 feet to the westerly line of Lot No. 3.

The source of this legal description is the prior deed.

Being the same property conveyed to THOMAS S. MCNIEL, TRUSTEE OF THE AUSTIN W. DUKE REVOCABLE TRUST, by Quitclaim Deed, of record in Instrument No. 20060309-0027748, Register's Office of Davidson County, Tennessee.

8541600.1

Affidavit

I, Bartlett C. Arnold , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Bartlett C. Arnold, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

Notary Seal:



My Commission Expires AUG. 23, 2011