This transfer is exempt from the Tennessee Real estate according tax pursuant to T.C.A. § 67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-

Amy Marie Duty

This instrument was prepared by:
Michael J. McNulty
McNulty & Associates
211 Printers Alley, Suite 601
Nashville, TN 37201

Subscribed and sworn before me this 2 day of ~~June~~ July, 2010.

My Commission Expires: March 10, 2014

JEANIE WEEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

New Owner	*Send Tax Bills To*	*Map & Parcel Nos.*
Charles Franklin Duty 1112 Oakway Ct Nashville, TN 37214	Magna Bank 6525 Quail Hollow, Suite 300 Memphis, TN 38120	Map 1081603000

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Amy Marie Duty ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto Charles Franklin Duty ("Grantee"), all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 58-B on the plan of Zone Lot Division of Lots 58 and 59, Revised Section Three, Percy Priest Woods of record in Plat Book 6250, page 459, amending Plat Book 5200, page 789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Duty and Amy Duty, joint tenants by Warranty Deed from Brandon A. Rumbley and Suzanne Rumbley, husband and wife of record in Instrument 20090724-0069444 on the 15th day of July, 2009, and filed for record on July 24th, 2009, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 789, Plat Book 6250, Page 459, said Register's Office.

Restrictions of record in Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, Book 6560, Page 667, said Register's Office.

Water Easement to Nashville of record in Book 6147, Page 886, said Register's Office.

Sewer Easement to Nashville of record in Book 6147, Page 893, said Register's Office.

Sewer Easement to Nashville of record in Book 7430, Page 163, said Register's Office.

Water Easement to Nashville of record in Book 7430, Page 196, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

THIS is improved property known as 1112 Oakway Court, Nashville, Tennessee 37214.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20100041162 DEEDQC
Recvd: 07/06/10 10:51 2 pgs
Fees:12.00 Taxes:0.00
20100706-0052635

WITNESS my hand this 2 day of ~~June~~ July, 2010.

Grantor – Amy Marie Duty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Amy Marie Duty, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of ~~June,~~ July 2010.

Notary Public

JEANIE WEEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 10, 2012

This Quitclaim Deed Was Prepared By:
MCNULTY & ASSOCIATES
211 Printers Alley, Suite 601
Nashville, Tennessee 37201