Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

ZaDu, LLC

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Rebecca Nicholson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26 DAY OF July, 2010.

NOTARY PUBLIC

My Commission expires: 10/20/13

Address of New Owner	Send Tax Bills To:	Tax Information:
Russ Zavitson, Debbie D. Zavitson, and Steven Dukes and Aimee Dukes, Husband and Wife 327 50th Ave N Nashville, TN 37209	Same	104-10-0-24600

BILL GARRETT, Davidson County
Trans:T20100047179 DEEDQC
Recvd: 08/02/10 12:31 2 pgs
Fees:12.00 Taxes:0.00
20100802-0060350

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 26 day of July, 2010, by and between ZaDu, LLC, (hereinafter referred to as "Grantor"), and **Russell Zavitson a 25% interest, Debbie D. Zavitson a 25% interst, and Steven Dukes and Aimee Dukes, Husband and Wife, a 50% interest**, (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Russell Zavitson a 25% interest, Debbie D. Zavitson a 25% interest, and Steven Dukes and Aimee Dukes, Husband and Wife, a 50% interest**, his/hers/theirs heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Re-Subdivision of Lots 172 and 178 on the Map of R.W. Grizzard, not of record, which Re-Subdivision is of record in Plat Book 4885, page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Included but excluded therefrom is that portion of land described in the Warranty Deed of record in Book 5936, page 101, and being more particularly described as follows:

Beginning at the point of intersection of the east margin of the proposed relocation of Lancaster Avenue and the north boundary of this property; thence along the said north boundary north 63 degrees 30 minutes east 18.9 feet to a point; thence south 21 degrees 19 minutes east 60.2 feet to a point; thence south 63 degrees 30 minutes west 14.9 feet to a point in the said east margin; thence along the said east margin the following calls: along a curve right having a radius of 664.07 feet for 59.0 feet, north 21 degrees 19 minutes west 1.1 feet to the point of beginning and containing 1,014 square feet.

Being the same property conveyed to ZaDu, LLC., by quitclaim deed from Russ Zavitson and Debbie D. Zavitson and Steven Dukes and Aimee Dukes, dated 05/24/2005 and recorded 03/22/2006 at Instrument Number 20060322-0032625, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Russell Zavitson and wife, Debbie D. Zavitson, as Joint Tenants with right of survivorship as to an undivided 1/2 interest and Steve Dukes and wife, Aimee Dukes as Joint Tenants with right of survivorship as to an undivided 1/2 interest, all as Tenants in Common, by deed from Robert Kincaid, an unmarried man, dated 03/28/2005 and recorded 04/01/2005 at Instrument Number 20050401-0035758, Register's Office of Davidson County, Tennessee.

This is improved property generally located:
504 and 506 Lancaster Ave., Nashville, TN 37212

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Zadu, LLC,** has caused this instrument to be executed, this the 26th day of July, 2010.

Steven Dukes, Member

Russell Zavitson, Member

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Steven Dukes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, to be a Member (or other officer authorized to execute the instrument) of **ZADU, LLC.,** the within named bargainor, a Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Member (or other authorized officer).

This the 23rd day of July, 2010.

My commission Expires: 10/20/10

NOTARY PUBLIC

TATE OF TN
COUNTY OF Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Russell Zavitson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, to be a Member (or other officer authorized to execute the instrument) of **ZADU, LLC.,** the within named bargainor, a Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Member (or other authorized officer).

This the 26 day of July, 2010

My commission Expires: 10/20/10

NOTARY PUBLIC