BILL GARRETT, Davidson County
Trans:T20110080528 DEEDQC
Recvd: 12/20/11 13:09 3 pgs
Fees:17.00 Taxes:0.00
20111220-0099346

SEND TAX BILLS TO AND
NEW PROPERTY OWNER IS:
BILLY DUKE, JR. AND CHARLES DUKE

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 04309022800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **VIRGINIA JOHNSON,** by these presents do hereby remise, release and forever quitclaim all my right, title and interest in and to the following described property to **BILLY DUKE, JR. AND CHARLES DUKE**, their heirs and assigns, **SUBJECT TO A LIFE ESTATE RETAINED BY ME, VIRGINIA JOHNSON,** the following described tract or parcel of land situated in the Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the east 75 feet of Lot 42, Block "B", Map of WOODLAWN ESTATES, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of said Lot 42 fronts 75 feet on the southerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Billy J. Duke and wife, Virginia P. Duke by deed from Charles Knott and Lillian H. Knott of record in Book 3930, page 829, Register's Office of Davidson County, Tennessee. The said Billy J. Duke is now deceased leaving Virginia P. Duke as sole owner. The said Virginia P. Duke married William Richard Johnson and is now known as Virginia Duke Johnson. The said William Richard Johnson is now deceased.

WITNESS this the 9th day of ~~November~~ December, 2011.

Virginia Louise Johnson by Billy Duke Jr

VIRGINIA LOUISE JOHNSON, by BILLY DUKE, JR., ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. 20111220-0099343 RODCT.

Virginia Louise Johnson By Charles Duke

VIRGINIA LOUISE JOHNSON, by CHARLES DUKE, ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. 20111220-0099343, RODCT.

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BILLY DUKE, JR.,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on behalf of **VIRGINIA LOUISE JOHNSON** and acknowledged that he executed the same as the free act and deed of the said **VIRGINIA LOUISE JOHNSON**.

WITNESS my hand and official seal at this the 9th day of ~~November~~ December, 2011.

Debbie Wells
NOTARY PUBLIC

DEBBIE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES: 8/2/15

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES DUKE,** the bargainor, with whom I am

personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument on behalf of **VIRGINIA LOUISE JOHNSON** and acknowledged that he executed the same as the free act and deed of the said **VIRGINIA LOUISE JOHNSON**.

WITNESS my hand and official seal at this the 9th day of ~~November,~~ December 2011.

Debbie Wells
NOTARY PUBLIC

DEBBIE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES: 8/2/15

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 (QUITCLAIM ONLY) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 9th day of ~~November,~~ December 2011.

Debbie Wells
NOTARY PUBLIC

DEBBIE WELLS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES: 8/2/15