BILL GARRETT, Davidson County
Trans:T20120070817 DEEDQC
Recvd: 09/20/12 09:15 2 pgs
Fees:12.00 Taxes:0.00
20120920-0085334

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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. 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 before me, this the 4th day of August, 2012.

Notary Public: _____
My Commission Expires:

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-24-2013

ADDRESS OF NEW OWNER:
DUKE & DUKE, LLC
342 Cool Springs Blvd., Ste. 202
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
08112000800

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **BRYAN SPICER**, (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **DUKE & DUKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 and the southerly 9 feet of Lot No. 1 and the southerly 9 feet of Lot No. 2, on the Map showing Re-Subdivision of Parts of Lots Nos. 290-294 inclusive and change of alley therein in McGavock, Wetmore and others 1st addition to Nashville, called the Town of McGavock as of record in Book 161, Page 97, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 1 and the southerly part of Lot No. 2 front together 50 feet on the westerly side of 10th Avenue, North, formerly Polk Street and run back between parallel lines, 150 feet more or less, to an alley.

Being the same property conveyed to Bryan Spicer, by Deed from Deutsche Bank National Trust Company, as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2004-HE1 Trust ABFC Asset-Backed Certificates, Series 2004-HE1, of record in Instrument Number 20120319-0023078, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1717 10th North Avenue, Nashville, TN 37208**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 4th day of August, 2012.

BRYAN SPICER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BRYAN SPICER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 4th day of August, 2012.

NOTARY PUBLIC

My Commission Expires:

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013