This Instrument Prepared By and Returned To:
Kevin D. Montgomery
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130051882 DEEDQC
Recvd: 06/19/13 15:16 3 pgs
Fees:17.00 Taxes:0.00
20130619-0062951

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
M3 LLC c/o Tracy Duke 926 Evans Road Nashville, TN 37204	Same	103 08 0 071.00

We, Tracy W. Duke and Karen L. Duke, "Grantors" do hereby quitclaim and by these presents do transfer and convey unto M3 LLC, a Tennessee limited liability company, "Grantee" all of our right, title and interest in and to the following tract of land in Davidson County, Tennessee described as follows:

See Exhibit A which is attached hereto and indorporated herein

Being the same property conveyed to Tracy W. Duke and Karen L. Duke, from Austin W. Duke, by deed of record in Instrument No. 20040901-0105974 said Register's Office.

This is improved property known as 4410 Westlawn Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19th day of June 2013.

Tracy W. Duke

Karen L. Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kevin D. Montgomery, a Notary Public in and for said County and State, the within named, Tracy W. Duke and Karen L. Duke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June 2013.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT A

TRACT 1: Being part of Lot No. 345 on the Plan of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, described as follows:

Beginning on the easterly margin of West Lawn Drive at a point 400 feet south of the southerly margin of Minnesota Avenue or Murphy Road being the southwest corner of the property conveyed to A. W. Ferris by deed from W. G. Jackson and wife, of record in Book 476, page 245, said Register's Office; thence with the southerly line of said Ferris property eastwardly to the line between lots Nos. 345 and 346; thence southwardly and with the line between said two lots to the northeast corner of the property conveyed to J. C. Palmer and wife, Katheryn Palmer by deed from Ernest C. Maxwell and wife, of record in Book 2021, page 577, said Register's Office; thence with the northerly line of said Palmer Property 177 feet 10 inches; more or less, to the easterly margin of West Lawn Drive; thence with said Drive, northwardly 50 feet to the beginning.

TRACT 2: Being part of Lot No. 345 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 321, Register's Office for said County, described according to a survey made by S. M. McMurray Engineering Company, August 20, 1938, as follows:

Beginning on the easterly margin of West Lawn Drive at a point 450 feet south of the southerly margin of Minnesota Avenue or Murphy Road, being the southwest corner of the property conveyed to J. C. Palmer and wife, by deed from D. D. Brown and wife, of record in Book 2016, page 31, said Register's Office; thence with the southerly line of said Palmer property eastwardly 177 feet 10 inches, more or less, to the line between lots Nos. 345 and 346; thence southwestwardly 177 feet 10 inches, more or less, to the easterly margin of West Lawn Drive; thence with said Drive, northwardly 13 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $**ZERO**.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2013

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

My Commission Expires: