BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th OF NOVEMBER, 2013. Notary Public MY COMMISSION EXPIRES: May 5, 2015 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTEE. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY C. DUKE	**SAME**	**088-00-0-034.00**
(NAME) **7435 LAKEVIEW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY C. DUKE, DEVISEE UNDER THE WILL OF HOWARD CLIFTON DUKE (A/K/A H. C. DUKE), FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **GARY C. DUKE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 8th Civil District of Davidson County, Tennessee, described according to surveys made by George W. Watkins, Surveyor, May 5, 1961 and June 28, 1961, as follows:

Beginning at a point in the southeasterly margin of Lakeview Drive at the northeast corner of the first tract of land conveyed to Otho Lee Hunt and wife, by deed from Fred Webb Jackson and wife, as of record in Book 3223, page 410, Register's Office for said County; thence with said Hunt's northeasterly line south 37° east 614 feet to the northwesterly line of the property conveyed to Joe Marshall Spann and wife, by deed from Fred Webb Jackson and wife, as of record in Book 2537, page 117, said Register's Office; thence with said Spann's northwesterly line as follows: N. 7° 30' E. 9 feet to an 8 inch maple, N. 42° 30' E. 119 feet to a 10 inch maple and N. 46° E. 179 feet to a point lying S. 49° 30' W. 108 feet, S. 53° 45' W. 124 feet and S. 46° W. 49 feet along said Spann's north-westerly line from the southwest corner of the property conveyed to William M. Judd and wife, by deed from Fred Webb Jackson and wife, as filed for record in Book 3251, page 316, said Register's Office; thence N. 38° W. 574 feet to a point in the southeasterly margin of said Drive, said point lying S. 51° 30' W. 260 feet along the southerly margin of said Drive from said Judd's Northwest corner, thence with the southeasterly margin of said Drive S. 51° 30' W. 300 feet to the beginning, containing 4.09 acres.

BEING the same property conveyed to H. C. Duke from Elizabeth Duke, by quitclaim deed dated November 16, 1985 of record in Book 6690, Page 967, Register's Office for Davidson County, Tennessee. The said H. C. Duke a/k/a Howard Clifton Duke having since died. The Will of Howard Clifton Duke filed with the Davidson County Probate Court Clerk's Office as Instrument #5373/1173645 and also known as Docket No. 03P-1028 devised subject property to Gary C. Duke.

BILL GARRETT, Davidson County
Trans: T20130098384 DEEDQC
Recvd: 11/19/13 15:05 2 pgs
Fees: 12.00 Taxes: 0.00
20131119-0119392

Unimproved ( )
This is improved(X) property known as **7435 LAKEVIEW DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 19th day of **NOVEMBER, 2013.**

GARY C. DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gary C. Duke,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of **November, 2013.**

My Commission Expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public