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 1ST DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20160056555 DEEDQC
Recvd: 07/01/16 14:00 2 pgs
Fees:12.00 Taxes:0.00

20160701-0067874

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 EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY C. DUKE	**SAME**	**090-00-0-009.00**
(NAME) **7425 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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GARY C. DUKE, DEVISEE UNDER THE LAST WILL & TESTAMENT 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:

Located in the 8th Civil District of Davidson County, Tennessee, being a tract of land on the south side of Richland Creek about 5,600 feet from the mouth of Richland Creek and Cumberland River: Beginning at an iron pin which is S. 59 deg. W. 148 feet from the center line of Richland Creek; thence with the creek as it meandors 200 feet, more or less, in a northerly direction; thence with the creek as it meandors in an easterly direction 700 feet; more or less; thence with said creek as it curves to the right in a southerly direction for about 180 feet; thence with said creek as it meandors in a southwesterly direction for about 450 feet; thence with said creek in a southeasterly direction to a point in the center line of the creek; thence leaving the creek north 51 deg. 30' west, 495 feet, more or less, to an iron pin, the point of beginning, containing 4.8 acres, more or less, as depicted on drawing Number L-354, surveyed by the Division of Property Services, State of Tennessee, dated 16 October 1968, attached hereto and hereby made a part of this instrument.

Being the same property conveyed to H. C. Duke and wife, Orah Elizabeth Duke by deed from Brown & Duke Hauling Contractors, Inc. of record in Book 4725, page 632, dated June 25, 1973, said Register's Office. Further, being conveyed to H. C. Duke from Elizabeth Duke by quitclaim deed dated September 16, 1985 of record in Book 6690, page 961, said Register's Office. The said H. C. Duke a/k/a Howard Clifton Duke having since died on June 21, 2003. The Last Will & Testament 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.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED.

Unimproved (X)

This is improved( ) property known as **0 BASSWOOD AVENUE, 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 1st day of July, 2016.

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 1st day of July, 2016.

My Commission Expires: **November 5, 2018**

Notary Public

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