BOOK 7100 PAGE 219

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgage:	MAP-PARCEL NUMBERS
Wilma J. Eaton (NAME)	First American Nt'l Bank of Nashville (NAME)	93-15-4
(STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	13W-10460
(CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Wilma J. Eaton

We, James W. Eaton, James K. Eaton and wife, Toni C. Eaton

by these presents do hereby quitclaim and convey unto Barry W. Bedford, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

SEE EXHIBIT A ATTACHED HERETO FOR COMPLETE DESCRIPTION:

81381

IDENTIFICATION REFERENCE

JAN 8 9 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the 26 day of November 19 86.

Affiant Wilma J. Eaton

My commission expires: 1-21-90 (Affix Seal)

Notary Public Sonya E Norman

This is unimproved ( ) improved (X) property, known as 721 Fourth Avenue, South, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Barry W. Bedford, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Wilma J. Eaton

her *heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 26 *day of* November, *19* 86.

THIS INSTRUMENT WAS PREPARED BY:

Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Ave.
Nashville, TN 37203

James W. Eaton
James W. Eaton

James K. Eaton
James K. Eaton

Toni C. Eaton
Toni C. Eaton

~~Trustee~~

Barry W. Bedford
Barry W. Bedford TRUSTEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Barry E. Morrow, a Notary Public in and for said County and State, the within named, James W. Eaton, James K. Eaton & Toni C. Eaton the Bargainor(s) 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 26 day of November, 19 86.

Barry E Morrow
Notary Public

My commission expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Barry E. Morrow, a Notary Public in and for said County and State, the within named, Barry W. Bedford Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of November, 19 86.

Barry E Morrow
Notary Public

My commission expires: 1-21-90

QUITCLAIM DEED

AND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

EXHIBIT A

TRACT ONE

Being the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot Nos. 43 on the Plan of Barrow's Grove, as of record in Book "S", page 279, County Court.

Said part of lots adjoin and front together 30 feet on the westerly side of Fourth Avenue, South, formerly Cherry Street, and run back between parallel lines, 165 feet to an alley.

Being part of Lot 44 in the Plan of Barrow's Grove, in the City of Nashville, which plan is of record in Book "S" , page 279, Register's Office, described as follows:

Beginning on the southwestern margin of 4th Avenue South, formerly Cherry Street, 120 feet northwesterly from the corner of Ash and 4th Avenue, South, at a corner of a part of said lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue, South, 30 feet to the beginning, being the lot formerly owned by James Conlon.

TRACT TWO

Being parts of Lots Nos. 44 and 45 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of 4th Avenue, South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as Trustee and individually, et al, under the Will of A. Nickel, deceased of record in Will Book 41, page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property; conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, page 230, said Register's Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue, South, thence with same, southeastwardly 60 feet to the beginning.

Being the same property conveyed to James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. Eaton by deed from Mary Clare Sharble of record in Book 5086, page 933, Register's Office for Davidson County, Tennessee.