QUITCLAIM DEED

FROM: JAMES R. TEATS and VICKIE L. TEATS

TO: DANIEL B. EISENSTEIN, TRUSTEE

FROM: DANIEL B. EISENSTEIN, TRUSTEE

TO: JAMES R. TEATS

Address New Owner As Follows: Send Tax Bills: Map-Parcel Nos.

James R. Teats
1008-A Virginia Avenue
Nashville, TN 37216

National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

Map 61-11
Parcel 148
15DZ-04640

This Instrument Was Prepared By:
MORRIS LEVINE (3494)
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 3,000.00 .

Daniel B. Eisenstein
Affiant

Sworn to and subscribed before me, this 18 day of May, 1990.

Notary Public
My commission expires: My Commission Expires Sept. 11, 1990

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create tenancy in fee simple,

We, JAMES R. TEATS and VICKIE L. TEATS, by these presents do hereby quitclaim and convey our interest unto DANIEL B. EISENSTEIN, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of George Burrus Subdivision of Lot No. 81 on the Map of Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

Said Lot No. 29 fronts 100 feet on the southerly side of Virginia Street and runs back between lines 241.5 feet on the westerly line and 235.75 feet on the easterly line to a dead line in the rear and measures 100 feet thereon.

Being the same property conveyed to James R. Teats and wife, Vickie L. Teats, by deed from John Davidson and Margaret A. Jones, of record in Book 7008, page 505, Register's Office for Davidson County, Tennessee. The said James R. Teats having since obtained an absolute divorce of and from the said Vickie L. Teats in the Probate Court of Davidson County, Tennessee, Docket No. 89D-1829, with the final decree of divorce of record in Book _____, page _____, Circuit Court Clerk of Davidson County, Tennessee. Vickie L. Teats and Vickie Lynn Teats being one and the same person.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property, known as:
1008-A Virginia Avenue, Nashville, Tennessee 37216.

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

And now, I, the said DANIEL B. EISENSTEIN, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES R. TEATS, and his 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 18th day of May, 1990.

James R. Teats

Vickie L. Teats

Daniel B Eisenstein
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3562 05/30 0101 03CHECK 6.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. TEATS, 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 Nashville, Tennessee, this 18 day of MAY, 1990.

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 1990.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 18 day of MAY, 1990.

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL B. EISENSTEIN, 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 18 day of May, 1990.

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 1990

2949 88 098

IDENTIF. TREFERENCE

MAY 30 9 01 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

RUSH