BOOK 10087 PG 207

This Instrument was Prepared by:
PHILLIP E. KIRK, Attorney at Law
4800 Charlotte Avenue
Nashville, Tennessee 37209

Send Tax Bills to New Owner:
James C. Eddins and Celia M. Carr
4506 Idaho Avenue
Nashville, TN 37209

MAP 103-4 PARCEL 8

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE AND NO/100 DOLLARS ($1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I/We Dolores Evonne Taylor,

do hereby quitclaim and convey unto James Cleveland Eddins and Celia Mai Carr, their successors and assigns, all of my right, title and interest in and to the following real property in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 407 in Block 21 in Charlotte Park Company's First Addition, which is of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 407 fronts 50 feet on the north side of Fifth (now Idaho) Avenue, and extends back between parallel lines, 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed to John L. Eddins and wife, Lizzie Eddins by deed from Ida Winkler of record in Book 2537, page 281, Register's Office for Davidson County, Tennessee, the said Lizzie Eddins having predeceased John L. Eddins, who is now deceased. The Last Will and Testament of Lizzie Mai Eddins being of record in Will Book 201, page 627, Davidson County Probate Court Clerk's office. The said John L. Eddins having died testate and the Last Will and Testament of John L. Eddins being of record in Will Book 202, page 273, Davidson County Probate Court Clerk's office. Said Will devised all real property to Lizzie Eddins who predeceased the Testator, with no contingent devisee, and the Grantor and the Grantees herein being the only heirs at law and next-of-kin of John L. Eddins, and now having the full fee simple title to the property.

The above description is the same as in the previous deed of record.

This conveyance is made subject to all easements, restrictions, encumbrances of record and unpaid property taxes.

This is improved property known as **4506 Idaho Avenue, Nashville, TN 37209.**

IN WITNESS WHEREOF, the parties have executed this instrument this 14th day of June, 1996.

Dolores Evonne Taylor

DOLORES EVONNE TAYLOR

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

$ 0.00 .

James Cleveland Eddins
Affiant

SWORN to and Subscribed before me this
14th day of June, 1996.

Notary Public

My Commission Expires: 11-28-98

PICK-UP

96 JUN 14 PM 2:37

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

0192810

IDENTIF. & REFERENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3588 06/14 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dolores Evonne Taylor, 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, at Office, this 14th day of June, 1996.

Notary Public

My Commission Expires: 11-28-98

This document was drafted based upon information provided by the Grantor. No party to this transaction requested the draftsman to perform a title search on the premises conveyed, and the draftsman is not responsible for the description furnished.