This Instrument Prepared By:

TATUM & JONES , Attorneys
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this 10th day of April, 2002.

Notary Public

My Commission Expires: 3-26-05

Davidson County DEEDQC
Recvd: 04/11/02 11:05 2pgs
Fees:12.00 Taxes:0.00
20020411-0044866

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Robert W. Eggers 1012 Berwick Trail Madison, TN 37115	SAME	52-5 / Parcel 140

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, Bill Walker & Associates, Inc. by these presents does hereby transfer and quitclaim and convey unto Robert W. Eggers and Julia K. Eggers their successors and assigns, all of its right, title and interest in and to the following described land , as follows:

LAND IN Davidson County, Tennessee, being Lot No. 4 and the southerly part 10 feet of Lot No. 3 on the plan of Eastman's Subdivision of the South part of Lot No. 31 O. B. Hayes' plan of Lots, as of record in book 332, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 3 front together 54 feet on the Westerly side of 17th Avenue South, formerly Addison Avenue and run back between lines 158 feet to an alley in the rear, on which they measure 54.3 feet.

Being the same property conveyed to Bill Walker & Associates, Inc., by Warranty Deed of record in Book 7902, page 516, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1221 17th Avenue South, Nashville, Tennessee 37212

WITNESS our hands this 10th day of April , 2002.

BILL WALKER & ASSOCIATES

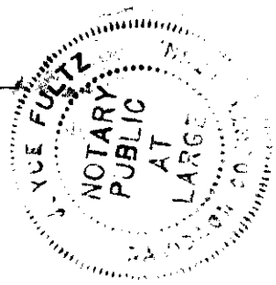
By:
Julia K.Eggers, President

By:
Robert W. Eggers, Vice President and Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Joyce Fultz, a Notary Public within and for the State and County aforesaid, personally appeared Julia K. Eggers and Robert W. Eggers, with whom I am personally acquainted and who upon oath acknowledged themselves to be the President and Vice President / Secretary, respectively, of Bill Walker & Associates, Inc., the within named bargainor, and corporation, and that as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as the said President and Vice President / Secretary.

Joyce Fultz
Notary Public



My Commission Expires: March 26, 2005