Davidson County DEEDQC
Recvd: 10/13/03 10:20 2pgs
Fees:12.00 Taxes:0.00
20031013-0151221

THIS INSTRUMENT WAS PREPARED BY:

STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James C. Eaton Barbara Ann Eaton 115 Shevel Goodletsville, Tennessee 37072	Owner	Map 51.14 Parcel 30

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Barbara Ann Eaton, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto James C. Eaton and wife, Barbara Ann Eaton, for the purpose of creating a tenancy by the entirety, hereinafter referred to as Grantee(s), their heirs and assigns, all her right, title, and interest in and to the following described tract of land.:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF GRA-MAR ACRES, SECTION V, AS OF RECORD IN BOOK 2330, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 46 FRONTS 145 FEET ON THE NORTHERLY SIDE OF LEMONT DRIVE AND RUNS BACK BETWEEN LINES, 285 FEET ON THE WESTERLY LINE AND 282.4 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 145 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GORDON ALLBERT AND WIFE, MARIA F. ALLBERT BY DEED FROM HENDLEY-WHITESIDE BUILDERS, INC., DATED SEPTEMBER 8, 1955, AND OF RECORD IN BOOK 2450, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO GORDON ALLBERT AND MATTIE G. ALLBERT, AS TENANTS BY THE ENTIRETY, BY DEED TO CREATE TENANCY BY THE ENTIRETY FROM GORDON ALLBERT, DATED DECEMBER 14, 1980, AND OF RECORD IN BOOK 5691, PAGE 312, SAID REGISTER'S OFFICE. GORDON ALLBERT HAVING DIED. PROPERTY THEN CONVEYED TO BARBARA ANN EATON, BEVERLY KING, AND JERRY KNIGHT BY AFFIDAVIT OF HEIRSHIP, AND DEVISED TO THEM FROM THEIR MOTHER, MATTIE BRYAN ALLBERT, BY WILL OF RECORD IN CASE 97P-1115, PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AFFIDAVIT BEING OF RECORD IN BOOK 10788, PAGE 424, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO BARBARA ANN EATON BY QUITCLAIM DEED FROM BEVERLY KING AND JERRY KNIGHT, DATED FEBRUARY 6, 1998, AND OF RECORD IN BOOK 10788, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 807 Lemont Drive, Madison, Tennessee 37115

WITNESS my hand, this the 8 day of October 2003.

Barbara Ann Eaton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Ann Eaton, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 8 day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 3-31-07

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 8 day of October, 2008.

My Commission Expires: 3.31.07

NOTARY PUBLIC

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE