Davidson County DEEDQC
Recvd: 04/23/04 14:53 2pgs
Fees:12.00 Taxes:0.00
20040423-0046629

**THIS INSTRUMENT PREPARED BY:**
**CHERNAU, CHAFFIN & BURNSED, PLLC**
**SunTrust Center**
**424 Church Street, Suite 1750**
**Nashville, Tennessee 37219**

**THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.**

ADDRESS NEW OWNER
AS FOLLOWS:

200 Church Street,
Suite 300
Nashville, TN 37201

MAP/PAR: 82-03-0/133
SEND TAX BILLS TO:

Same

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Toni C. Eaton Managing Member
Affiant

Subscribed and sworn to before me this 5 day of February, 2004

Notary Public

My commission expires: My Commission Expires July 21, 2007

SAM SAWYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**QUITCLAIM DEED**

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Eaton Family Properties, a Tennessee general partnership,** by these presents does hereby quitclaim and convey unto **Eaton Family Properties, LLC, a Tennessee limited liability company,** its successors and/or assigns, all its right, title and interest in and to the following described tract of land in **Davidson** County, Tennessee, described as follows:

**SEE ATTACHED EXHIBIT "A"**

This improved property is known as: 913 N. 2nd Street
Nashville, TN 37207

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5 day of February, 2004.

Grantor:

Eaton Family Properties, a Tennessee general partnership

By:
James K. Eaton, Sr., general partner

By: Toni C. Eaton Partner
Toni C. Eaton, general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **James K. Eaton, Sr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the GENERAL PARTNER of **Eaton Family Properties,** a Tennessee general partnership, the within named bargainor, and that he in such capacity, and on behalf of the general partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as GENERAL PARTNER.

Witness my hand and official seal in Nashville, Tennessee, this 5 day of February, 2004.

Notary Public

My Commission Expires: My Commission Expires July 21, 2007

SAM SAWYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Toni C. Eaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the GENERAL PARTNER of **Eaton Family Properties**, a Tennessee general partnership, the within named bargainor, and that she in such capacity, and on behalf of the general partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by herself as GENERAL PARTNER.

Witness my hand and official seal in Nashville, Tennessee, this 5 day of February, 2004.

Notary Public

My Commission Expires: My Commission Expires July 21, 2007

SAM SAWYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's office for said County.

Said Lot No. 13, which is a corner lot, fronts 50 feet on the easterly margin of North 2nd Street and extends back between parallel lines 181 feet along the southerly margin of Vaughn, now Baynard Street, to an alley.

Being the same property conveyed to Jon Stark, of record in Instrument No. 20010216-0015232, Register's Office for said County.

And further conveyed to Eaton Family Properties, a Tennessee General Partnership comprised of James K. Eaton, Sr. and Toni C. Eaton of record in Instrument No. 20030312-0032954, Register's Office for Davidson County, Tennessee.