Davidson County DEEDQC
Recvd: 10/11/04 08:43 6pgs
Fees:32.00 Taxes:0.00
20041011-0122291

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
CORNERSTONE SQUARE
530 Church Street, Suite 500
Nashville, TN 37219
(615) 301-4800

QUITCLAIM DEED

FROM: David Franklin Eubank and wife, Teresa Eubank;
Dorothy Ann Howser, James Donald Howser and wife, Melissa Howser,
John Terrell Howser and wife, Margie Howser, heirs at law of Donald C. Howser, deceased,

TO: Judith Eubanks, A Single Person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $ -0-.

Judith S Eubank
Affiant

Sworn to and subscribed before me on September 7, 2004.

Janet Bowden Frazier
NOTARY PUBLIC
My Commission Expires: September 30, 2006

JANET BOWDEN FRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

ADDRESS NEW OWNER
Judith Eubanks
1021 Iverson Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO
Same

MAP and PARCEL:

072-02-0 024.00

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, we David Franklin Eubank and wife, Teresa Eubank, and Dorothy Ann Howser, James Donald Howser and wife, Melissa Howser, John Terrell Howser and wife, Margie Howser, the heirs at law of Donald C. Howser, deceased, by these presents do hereby quitclaim and convey to Judith Eubanks, a single person, her heirs and assigns, all of their right, title and interest which they now have or may ever have in and to a certain tract or parcel of land, generally as known 1021 Iverson Avenue, Nashville, Tennessee 37216, which is more particularly described to wit:

LAND in Davidson County, Tennessee, being Lot No. 90 on the plan of Maynor Place of record in Book 843, page 24, Register's Office for said County.

SAID Lot No. 90 fronts 60 feet on the northerly margin of Iverson Avenue and extends back 157.8 feet on the easterly line and 164.2 feet on the westerly line to a dead line in the rear, measuring 60 ¼ feet thereon.

BEING the same property conveyed to John F. Eubank and wife, Gladys E. Eubank by deed from J. T. Ingram and wife, Gertrude W. Ingram of record in Book 2444, page 79, Register's Office for Davidson County, Tennessee, the said John F. Eubank (one and the same as John Frank Eubank) having died on October 2, 1983 and Gladys E. Eubank (one and the same as Gladys C. Eubank) having died on September 29, 2002, the said foregoing described real property passing to the beneficiaries of Gladys E. Eubank (one and the same as Gladys C. Eubank) under her Last Will and Testament dated November 22, 1985 admitted to probate without administration on November 12th, 2003 in The Seventh Circuit Court for Davidson County (Probate Division) In Re: Estate of Gladys C. Eubank, Docket No. 03P-1685, the said beneficiaries being Judith Eubank; David Franklin Eubank; and Dorothy Ann Howser, James Donald Howser and John Terrell Howser, heirs at law of the estate of Donald C. Howser, deceased.

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

This is improved property known as 1021 Iverson Avenue, Davidson County, Nashville, Tennessee 37216.

Joining in this conveyance to release any and all marital, homestead, elective and or distributive rights, or any other right, title or interest of whatsoever kind or nature, the wife of David Franklin Eubank, Teresa Eubank; the wife of James Donald Howser, Melissa Howser; and the wife of John Terrell Howser, Margie Howser, do hereby execute this Quitclaim Deed for the purposes herein contained.

IN WITNESS WHEREOF, We have hereunto set our hands and signatures on the dates as listed by our names.

David Franklin Eubank

David Franklin Eubank Date 8-31-04

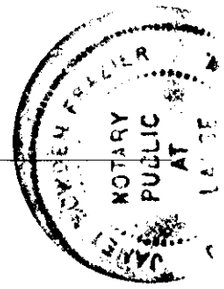
STATE OF TENNESSEE §§
COUNTY OF DAVIDSON §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named David Franklin Eubank, 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, Davidson County, Tennessee, this August 26, 2004.

Janet Bowden Frazier
NOTARY PUBLIC
My Commission Expires: September 30, 2006



IN WITNESS WHEREOF I have hereunto set my hand on _____.

Teresa Eubank
Teresa Eubank, Date 8-26-04
Wife of David Franklin Eubank

STATE OF TENNESSEE §§
COUNTY OF DAVIDSON §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Teresa Eubank, 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, Davidson County, Tennessee, this August 26, 2004.

Janet Bowden Frazier
NOTARY PUBLIC
My Commission Expires: September 30, 2006



IN WITNESS WHEREOF I have hereunto set my hand on _____.

Dorothy Ann Howser
Dorothy Ann Howser, Date 5-21-04
Widow of Donald C. Howser, Deceased
Unmarried

STATE OF TENNESSEE §§
COUNTY OF DAVIDSON §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Dorothy Ann Howser, 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, Davidson County, Tennessee, this 21st day of May, 2004.

Linda Mosley
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES: 12-31-05

LINDA MOSLEY NOTARY PUBLIC AT LARGE WILSON CO., TENNESSEE

IN WITNESS WHEREOF I have hereunto set my hand on _____.

James Donald Howser
James Donald Howser Date 7/8/04

STATE OF TENNESSEE §§
COUNTY OF DAVIDSON §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named James Donald Howser, 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, Davidson County, Tennessee, this 7/8, 2004.

Sil Klein
NOTARY PUBLIC
My Commission Expires: 6-20-05

NOTARY PUBLIC AT LARGE MAURY COUNTY

IN WITNESS WHEREOF I have hereunto set my hand on _____.

Melissa Howser
Melissa Howser Date 8-20-04
Wife of James Donald Howser

STATE OF TENNESSEE §§
COUNTY OF DAVIDSON §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Melissa Howser, 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, Davidson County, Tennessee, this Aug 20, 2004.

Wendie Leiben
NOTARY PUBLIC
My Commission Expires: Dec 2, 2007

WENDIE LEIBEN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

IN WITNESS WHEREOF I have hereunto set my hand on _____.

John Terrell Howser
John Terrell Howser Date 4-13-04

STATE OF TENNESSEE §§
COUNTY OF ~~DAVIDSON~~ §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named John Terrell Howser, 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, Davidson County, Tennessee, this April 13, 2004.

Cathy S. Askins
NOTARY PUBLIC
My Commission Expires: My Commission Expires February 5, 2006

CATHY S. ASKINS NOTARY PUBLIC AT LARGE DAVIDSON CO.

IN WITNESS WHEREOF I have hereunto set my hand on _____.

Margie Howser
Margie Howser Date 4-13-04
Wife of JohnTerrell Howser

STATE OF TENNESSEE §§
COUNTY OF ~~DAVIDSON~~ Williamson §§

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Margie Howser, 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, Davidson County, Tennessee, this April 15, 2004.

Cathy S Ashe
NOTARY PUBLIC
My Commission Expires:

My Commission Expires
February 5, 2006

CATHY S. ASKINS
NOTARY PUBLIC