Davidson County DEEDTRS
Recvd: 07/11/05 15:12 5 pgs
Fees:28.00 Taxes:94.35
20050711-0080027

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Cynthia Lee French **110 Allendale Drive** **Nashville, TN 37205**	**SAME**	**Map 091-2, Parcel 292**

WHEREAS, Pinnacle National Bank was the beneficiary under a deed of trust (the "Deed of Trust") dated as of February 7, 2002, covering real property located in Davidson County, Tennessee, as described below, and recorded at **Instrument No. 20020211-0018112**, as subsequently amended; and

WHEREAS, the indebtedness covered by the Deed of Trust became in default and Pinnacle National Bank appointed B. Anthony Saunders as Substitute Trustee under said Deed of Trust, pursuant to **Instrument No. 20050613-0067070**; and

WHEREAS, Pinnacle National Bank demanded that the real property covered by the Deed of Trust be advertised and sold in satisfaction of the debt secured thereby, in accordance with the terms and provisions of the Deed of Trust; and

WHEREAS, B. Anthony Saunders, as Substitute Trustee, offered the above-referenced real property for sale to the highest and best bidder, and Cynthia Lee French was the successful bidder for said property at a foreclosure sale held on July 7, 2005; now, therefore

IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B. ANTHONY SAUNDERS, SUBSTITUTE TRUSTEE** but not otherwise (referred to hereinafter

as "Grantor"), has bargained and sold and does hereby transfer and convey unto **CYNTHIA LEE FRENCH** (referred to hereinafter as "Grantee"), an individual, her heirs and assigns, real property, located in Davidson County, Tennessee and further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 1604 56th Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, her heirs and assigns forever.

AND the Property is quitclaimed by Grantor without warranty, except that Grantor has a good right to convey and sell any interest that he as Substitute Trustee has herein. The conveyance is made subject to any and all liens, rights, restrictions, easements, encumbrances, covenants and orders that are applicable to the Property, whether of record or otherwise. The conveyance is also subject to any matters that would be shown by an accurate survey of the Property. Without limiting the prior sentence, the property is subject to real estate taxes for prior years, plus penalty and interest, and real estate taxes for 2005 and future years, a lien but not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of July 7, 2005.

B. Anthony Saunders, Substitute Trustee

B. Anthony Saunders, Substitute Trustee

[The remainder of this page has been intentionally left blank.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $25,500.00.

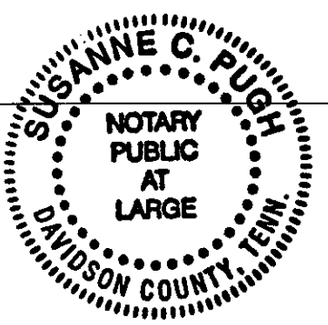
Cynthia Lee French
Cynthia Lee French

Subscribed and sworn to before me, this 11th day of July, 2005.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires:

July 29 2006



STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **B. Anthony Saunders,** Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of July, 2005.

Susanne C. Pugh
Notary Public

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

July 29, 2006

SCHEDULE A
(Property Description)

Land in Davidson County, Tennessee, being part of Block H on Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of 56th Avenue, North, formerly 15th Street, at the northwest corner of the property conveyed to Benjamin F. Kizer and wife, by deed from W.F. McCord and wife, of record in Book 1272, page 625, said Register's Office; thence with Kizer's northerly line, eastwardly 60 feet; thence northwardly and parallel with the easterly margin of said 56th Avenue, North 75 feet to the southerly margin of an alley; thence with the same westwardly 60 feet to the easterly margin of said 56th Avenue North, southwardly 75 feet to the beginning.

Being the same property conveyed to Eaton Family Properties, a Tennessee general partnership, by Quitclaim Deed of Record at Instrument No. 20030306-0029986, said Register's Office; and subsequently conveyed to Eaton Family Properties, LLC by quitclaim deed of record at Instrument No. 20040205-0014428, said Register's Office.

The street address of said real property is 1604 56th Avenue North, Nashville, Tennessee 37209.