This Instrument Prepared by:
ADAM DREAD
Jackson, Kweller, McKinney, Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201
THIS INFORMATION WAS PROVIDED BY THE PARTIES AND NO WARRANTY IS GIVEN.

Davidson County DEEDQC
Recvd: 01/20/06 12:11 5 pgs
Fees:27.00 Taxes:0.00
20060120-0007789

The actual consideration or value whichever is greater for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 7-19-08

AMY KUZIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Eaton Used Cars, Inc. 200 Church Street, Suite 300 Nashville, TN 37201	~~same~~ Eaton Used Cars 520 Lafayette St Nashville TN 37203	93-10-218 216, 217 93-14-463

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, James K. Eaton and wife, Toni C. Eaton, by these presents, does hereby quitclaim and convey unto to Eaton Used Cars, Inc., individually, all right, title and interest in and to the following described tract of land:

Tract I: Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 128 and all of Lot No. 129 on the Plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 697, Register's Office for said County.

Said Lot No. 129 and part of Lot No. 128 front together 70 feet on the easterly side of Sixty Avenue South and run back between parallel lines 210 feet to an alley.

Being the same property conveyed to Sam Garfinkle, Trustee, by deed from H.F. Todd, Trustee of record in Book 1238, page 352, Register's Office for Davidson County, Tennessee. And being the

same property conveyed to Robert Martin Garfinkle, Successor Trustee, by appointment of record in Book 5237, page 126, Register's Office, Davidson County, Tennessee, under Will of Sam Garfinkle, of record in Will Book 96, page 468, Probate Court of Davidson County, Tennessee, being Probate Case No. 54468. Being the same property conveyed to James K. Eaton and wife, Toni C. Eaton and Wilma J. Eaton by Deed of record in Book 7633, Page 870, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being parts of Lots Nos. 127 and 128 on the plan of Barrow Grove, as of record in Book "S" pages 279, 319, 612, and 697, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, November 11, 1947, as follows:

Beginning at a point in the southwesterly margin of Alley No. 71, 114.17 feet southerly from the intersection of the southwesterly margin of said Alley and the southerly margin of Lea Avenue; thence southwestwardly 60.3 feet to an iron pipe in he northeasterly margin of Lafayette Street (Extension); thence with the northeasterly margin of said Lafayette Street, of said Lafayette Street and the southwesterly margin of Alley No. 71; thence with the southwesterly margin of said Alley, northwestwardly, 70.9 feet to the beginning.

Being the same property conveyed to Sam Garfinkle, Trustee, with full power and authority to sell, mortgage or convey without the joinder of any beneficiary, by deed from Charles M. Ferriss, Trustee and Charles M. Ferriss fo record in Book 1540, page 181, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Martin Garfinkle, Successor Trustee, by appointment of record in Book 5237, page 126, Register's Office for Davidson County, Tennessee, under Will of Sam Garfinkle, of record in Will Book 96, page 468, Probate Court of Davidson County, Tennessee, being Probate Case No. 54468. Being the same property conveyed to James K. Eaton and wife, Toni C. Eaton and Wilma J. Eaton by Deed of record in Book 7633, Page 870, Register's Office for Davidson County, Tennessee.

Tract III: Land in Davidson County, Tennessee, being part of Lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in book 84, page 249, Register's Office for said County, described as follows:

Beginning on the southerly margin of Lea Avenue, formerly South Union Street, at the northwest corner of the property conveyed to

Patsey Bradley, et al, by deed from J.M. Overton and wife, of record in Book 315, page 238, said Register's Office; thence with the southerly margin of said Avenue, westwardly 21 feet, more or less, to the northeast corner of the property conveyed to B.D. Shriver by deed from W.B. Redmond, Executor, of record in Book 1023, page 509, said Register's Office; thence with Shriver's easterly line, southwardly 81 feet 6 inches to the northerly line of Lot No. 129 on the plan of Barrow Grove Addition; thence with said line, eastwardly 21 feet, more or less, to Bradley's southwest corner; thence with Bradley's westerly line, northwardly 61 feet 5 inches, more or less, to the beginning.

Being the asme property conveyed to Sam Garfinkle by deed from William Hamilton Williamson and wife, Ruth Wiggins Williamson of record in Book 1627, page 135, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Robert Martin Garfinkle, Successor Trustee, by appointment of record in Book 5237, page 126, Register's Office for Davidson County, Tennessee, under Will of Sam Garfinkle of record in Will Book 96, page 468, Probate Court of Davidson County, Tennessee, being Probate Case No. 54468. Being the same property conveyed to James K. Eaton and wife, Toni C. Eaton and Wilma J. Eaton by Deed of record in Book 7633, Page 870, Register's Office for Davidson County, Tennessee.

Tract IV: Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, page 249, R.O.D.C., Tennessee, described as follows:

Beginning at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being the northeast corner of said Lot No. 4; thence with the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to the northeast corner of a part of said lot conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line, easterly 48 1/4 feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning.

Being the same property conveyed to Eva R. Garfinkle by deed from Kenneth Brake and wife, Nella Clark Brake, of record in Book 2026, page 581, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James K. Eaton and wife, Toni C. Eaton and Wilma J. Eaton by Deed of record in

Book 7633, Page 870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

Witness my hand this 12 day of Jan, 2006.

JAMES K. EATON, SR.

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 based upon satisfactory information, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2006.

AMY KUZIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 7-19-08

Witness my hand this 12th day of January, 2006.

Toni C. Eaton

TONI C. EATON

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 based upon satisfactory information, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2006.

AMY KUZIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 7-19-08