Prepared by:
James T. Sears
Advanced Title & Escrow LLC
450 Professional Park Drive #E
Goodlettsville, TN. 37072
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Escrow No.: QCD
Tax ID # 093-02-04-009.00

Davidson County DEEDQC
Recvd: 03/22/07 15:07 2 pgs
Fees:12.00 Taxes:0.00
20070322-0035038

For recorder's use only

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on this 22nd day of March, 2007, between **Wilma J. Eaton, individually** ("Grantor") to **James K. Eaton and wife, Toni C. Eaton** ("Grantee").

FOR A VALUABLE CONSIDERATION, in the amount of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of **Nashville**, County of **Davidson**, State of **Tennessee** described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at a point on the westerly margin of Second Avenue, North, formerly Market Street, the northwest corner of said Second Avenue, North, and Church Street, formerly Spring Street, being the southeast corner of said Lot No. 26; thence with the westerly margin of said Avenue, northwardly 30 feet to the southeast corner of Anna G. Young's part of said Lot No. 26; thence westwardly, with Young's southern boundary line, 105 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 30 feet to the northerly margin of Church Street; thence with the northerly margin of said street, eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Wilma J. Eaton by deed from Eaton Family Properties recorded 11/04/05 in Instrument No. 20051104-0134199, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eaton Family Properties, a General Partnership by Warranty Deed from John E. Stark, Jr. of record in Instrument No. 20030304-0028364, recorded 03/04/2003, Register's Office for Davidson County, Tennessee.

This is improved property known as: 201 2nd Avenue North, Nashville, TN 37201

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations, restrictions, and building setback lines of record, and any and all building and zoning regulations of City, County, and State.

ADDRESS OF NEW OWNER:
Kenneth Eaton & Toni Eaton
200 Church Street, Suite 300
Nashville, TN 37201

SEND TAX BILLS TO:
New property owner

IN WITNESS WHEROF, Grantor has executed this Quitclaim Deed on this 22nd day of March, 2007

Wilma J. Eaton

Wilma J. Eaton

State of Tennessee
County of Davidson } ss.

On March 22nd, 2007 before me, Wilma J. Eaton, personally appeared **Wilma J. Eaton** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES JULY 21 2007

NOTARY SEAL

James T. Sears
Printed Name of Notary

My commission expires:

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $10.00 amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of March, 2007

Notary Public

JAMES T SEARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMM. EXPIRES JULY 21 2007

My Commission Expires: _____