This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY AT LAW**

FROM:

ANTHONY L. EDEN

Davidson County DEEDQC
Recvd: 12/21/07 10:55 3 pgs
Fees:17.00 Taxes:0.00
20071221-0146495

TO:

DEAN M. EDEN

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Dean M. Eden 116 West Webster Street Madison, Tennessee 37115	Dean M. Eden 116 West Webster Street Madison, Tennessee 37115	051-04-0-069.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: $ **0.00**.

ANTHONY L. EDEN, a/k/a TONY EDEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th, DAY OF December, 2007.

JUDITH L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-19-09.
DATE

This Instrument Prepared By:

Helen S. Rogers, Esq.
Attorney at Law
2205 State Street
Nashville, TN 37219
(615) 320-0600

I, ***ANTHONY L. EDEN, a/k/a TONY EDEN***, do hereby Quitclaim to ***DEAN M. EDEN***, all my rights, title and interest in said real property as described below:

BEING a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lots 12 and 13 and part of Douglas Avenue, closed, as shown on the map of L. M. Ezell's 38 Homee Tract I of the 11th Civil District of Davidson County, Tennessee, not of record and described according to a copy of a survey made by W. B. Southgate, Surveyor, June 10, 1940.

BEGINNING at a point in the center of the intersection of the creek and the southerly margin of Webster Street; Thence along Webster Street 110.00 feet Six inches to an iron stake at the corner of the property of the Nashville Pistol and Revolver Club; Thence South 150 feet to the creek and Thence East 10 feet to the center of the creek to the BEGINNING point, being that part of Lots 12 and 13 that lies West of the creek.

BEING the same real property conveyed to Anthony L. Eden and Dean M. Eden from the Cumberland Bank, a Tennessee Banking Corporation, by Special Warranty Deed, dated September 9, 2005, of Record in Instrument No. 20050919-0112055, Register's Office of Davidson County, Tennessee.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved property known as:

110 West Webster Street, Madison, Tennessee 37115

Parcel ID 051-04-0-069.00

EXECUTED on this the 20th day of December, 2007.

ANTHONY L. EDEN, a/k/a TONY EDEN

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Judith L Johnson, a Notary Public in and for the said County and State, the within named **ANTHONY L. EDEN, a/k/a TONY EDEN**, the bargainor(s), 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 of therein contained.

Witness my hand at Nashville, Davidson County, Tennessee, this the 20th day of December, 2007.

JUDITH L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC

My Commission Expires: 9-19-09.
DATE