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

Davidson County DEEDQC
Recvd: 12/21/07 10:55 3 pgs
Fees:17.00 Taxes:0.00
20071221-0146496

FROM:

ANTHONY L. EDEN

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	051-04-0-068.00

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:

TRACT № ONE (1):

The westerly or rear portion of a tract of land described in deed to said H. L. Koehn and wife, Hazel F. Koehn, by L. M. Ezell and wife, Monterey Soper Ezell by deed dated January 13, 1941, and recorded in Book № 1179, Page № 120, Register's Office for Davidson County, Tennessee. Said portion of said tract is more particularly described as follows: Beginning at a point in the easterly margin of the right of way of the Louisville & Nashville Railroad, being the northwest corner of the Joe C. Moore tract, and running thence North with the easterly margin of said railroad right-of-way 150 feet to a point; thence East 185 feet along the south boundary line or margin of Webster Street to a point; thence south parallel with said railroad right-of-way line 150 feet to a point in the north line of Joe C. Moore's tract; thence west 185 feet to the beginning.

TRACT № TWO (2):

Tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of tract described according to a Map of the J. Taylor Stratton's home place made November 18, 1909, by Erle Drake, surveyor said part herein and hereby conveyed, being as follows: Beginning at a point in the northerly margin of a tract of 5.76 acres, more or less conveyed to R. L. Dobson, by deed from L. M. Ezell and wife, of record in Book № 790, Page № 595, Register's Office for Davidson County, Tennessee, 666.5 feet, West of the northeast corner of said tract in the center of Gallatin Pike and running thence with the northerly line of said tract North 64 ½ degrees West 85 feet to the easterly right-of-way of the L & N Railway; thence with the said right-of-way North 18 degrees East 100 feet to a point; thence South 64 ¼ degrees East 185 feet to a point; thence South 25 degrees West 100 feet to the point of beginning.

BEING the same real property conveyed to Tony Eden and Dean Eden from El Properties, a Tennessee General Partnership, Conveyed by Tony Eden and Dean Eden, as Surviving Partners, and Deborah Jean Langford Eden, as the Administrix of the Estate of Ralph Lee Langford, Deceased, Seventh Circuit Court for Nashville, Davidson County, Tennessee, Probate Division, Docket No. 97P - 1559, by Quitclaim Deed, dated May 3, 1999, of Record in Book No. 11495, Page No. 464, 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:

116 West Webster Street, Madison, Tennessee 37115

Parcel ID 051-04-0-068.00

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