Davidson County	DEEDQC
Recvd: 05/09/08 08:03	3 pgs
Fees:17.00 Taxes:0.00	
20080509-0047954	

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville, TN 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James K. Eaton, Sr. and wife, Toni C. Eaton 200 Church Street, Suite 300 Nashville, TN 37201	New Owner	093-02-4-009.00

KNOW ALL MEN BY THESE PRESENTS that Eaton Family Properties, a Tennessee general partnership comprised of James K. Eaton, Sr. and Toni C. Eaton, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey, remise, release and forever quitclaim unto James K. Eaton, Sr. and wife, Toni C. Eaton, all of its right, title and interest in and to a certain tract of land in Davidson County, 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 by Eaton Family Properties to Wilma J. Eaton, individually, by Quitclaim Deed of record in Instrument No. 20051104-0134199, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to James K. Eaton and wife, Toni C. Eaton by deed from Wilma J. Eaton, Individually, of record as Instrument No. 20070322-0035038, dated March 22, 2007, Register's Office for Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to properly convey the Property to the above grantees because of an error in the Quitclaim Deed of record in Instrument No. 20051104-0134199, Register's Office for Davidson County, Tennessee, which contained a defective acknowledgement and further to reflect that James K. Eaton and James K. Eaton, Sr. are one and the same person. Further, Wilma J. Eaton joins in the execution of this instrument in order to convey, remise, release and forever quitclaim all of her right, title and interest in the Property to James K. Eaton, Sr. and wife, Toni C. Eaton.

This is improved property known as 201 2nd Avenue, North, Nashville, TN 37201, and has never been the primary residence of Wilma J. Eaton.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 8 day of May, 2008.

Eaton Family Properties

By: _____
James K. Eaton, Sr. Partner

Wilma J. Eaton
Wilma J. Eaton

By: Toni C. Eaton
Toni C. Eaton, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wilma J. Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2008.

Catalina Nilu
Notary Public

CATALINA NILU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James K. Eaton, Sr. and Toni C. Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Partners of Eaton Family Properties, the within named bargainor, a Tennessee general partnership, and that they, being all of the Partners of Eaton Family Properties, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as all of the Partners of Eaton Family Partnership.

Witness my hand and official seal this 8 day of May, 2008.

Notary Public

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Elaine Phelps
Affiant

Sworn to and subscribed before me this 8 day of May, 2008.

Notary Public

ANDREW B. GIBSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

