THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090020505 DEEDQC
Recvd: 03/30/09 08:35 2 pgs
Fees:12.00 Taxes:0.00
20090330-0027985

QUITCLAIM DEED

(TO CREATE A TENANCY BY THE ENTIRETIES)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marvin L. Eastes and Diana Eastes 269 Martingale Drive Old Hickory, TN 37138	Churchill Mortgage Corp 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	44-14-41

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109 for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **MARVIN L. EASTES** hereinafter called the Grantor have bargained and sold, and do hereby Quitclaim and convey unto **DIANA EASTES**, my wife, hereinafter called the Grantee, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Lying and being in Davidson County, State of Tennessee, and being Lot No. 269 of Block 2 on the Map of Cumberland Terrace, Part I, as of record in Book 1424, page 49, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the easterly margin of Martingale Drive at the corner of Lot Nos. 268 and 269; thence with the line between said two lots, eastwardly 187.4 feet to the westerly line of the Tennessee-Central railroad right-of-way; thence with said right-of-way southwardly 185 feet to the northerly margin of right-of-way of 9th Avenue; thence with said Avenue westwardly 7.65 feet to the beginning of a curve; thence around said curve in a northwesterly direction 198.01 feet to the easterly margin of Martingale Drive; thence with said drive northwardly 30 feet to the beginning.

Being the same property conveyed to Larry Glen Eastes and wife, Janet Christine Eastes by Warranty Deed from Ann M. Travis, married, of record in Instrument No. 20030501-0058248, dated 4/25/2003, Register's Office for Davidson County, Tennessee; further conveyed by Larry Glen Eastes and wife, Janet Christine Eastes to Larry Glen Eastes and wife, Janet Christine Eastes and Marvin L. Eastes, married, by Quitclaim Deed of record in Instrument No. 200510250128953, dated 9/28/2005, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Marvin L. Eastes by Quitclaim Deed from Larry Glen Eastes and wife, Janet Christine Eastes, as of record at Instrument No. 20090330-0027984, Davidson County Register of Deeds.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument. The service provided is limited to the preparation of this instrument in recordable form only.]

This is improved property known as 269 Martingale Drive, Old Hickory, TN 37138.

Witness my hand this 6 day of March, 2009:

Marvin L. Eastes
MARVIN L. EASTES

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARVIN L. EASTES,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 6 day of March, 2009.

Notary Public

My Commission Expires: 06/29/2010

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE this 6 day of March, 2009.

Notary Public

My Commission Expires: 6/29/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

End of Page 2 of 2