PICK-UP

This Instrument Prepared By:
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BILL GARRETT, Davidson County
Trans:T20090021457 DEEDQC
Recvd: 04/01/09 12:34 3 pgs
Fees:17.00 Taxes:0.00
20090401-0029258

Name and Address of New Owner:
James K. Eaton and Toni C. Eaton
200 Church Street
Nashville, TN 37201

Responsible for Payment of Real Property Taxes: same

Map & Parcel ID Number: 93-15-4

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this April 1, 2009 date, by and between WILMA J. EATON ("Grantor") and JAMES K. EATON and wife, TONI C. EATON ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, WILMA J. EATON, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, JAMES K. EATON and wife, TONI C. EATON, Grantee's heirs and assigns, all of Grantors' right, title and interest in and to the following described DAVIDSON COUNTY, TENNESSEE real estate having an address of 721 FOURTH AVENUE SOUTH, NASHVILLE, TENNESSEE further described as follows:

TRACT ONE

Being the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot Nos. 43 on the Plan of Barrow's Grove, as of record in Book "S", page 279, County Court.

Said part of lots adjoin and front together 30 feet on the westerly side of Fourth Avenue, South, formerly Cherry Street, and run back between parallel lines, 165 feet to an alley.

Being part of Lot 44 in the Plan of Barrow's Grove, in the City of Nashville, which plan is of record in Book "S", page 279, Register's Office, described as follows:

Beginning on the southwestern margin of 4th Avenue South, formerly Cherry Street, 120 feet northwesterly from the corner of Ash and 4th Avenue, South, at a corner of a part of said lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue, South, 30 feet to the beginning, being the lot formerly owned by James Conlon.

TRACT TWO

Being parts of Lots Nos. 44 and 45 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of 4th Avenue, South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as Trustee and individually, et al, under the Will of A. Nickel, deceased of record in Will Book 41, page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property; conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, page 230, said Register's Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue, South, thence with same, southeastwardly 60 feet to the beginning.

Being the same property conveyed to James W. Eaton and wife, Wilma J. Eaton and James K. Eaton and wife, Toni C. Eaton by deed from Mary Clare Sharble of record in Book 5086, page 933, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilma J. Eaton by Quitclaim deed from James W. Eaton, James K. Eaton and wife, Toni C. Eaton with the said quitclaim deed dated November 26, 1986 and recorded in book 7100, page 219, Reg. Off. Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR: WILMA J. EATON

Wilma J. Eaton

WILMA J. EATON, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Judson Rodney of the State and County aforesaid, personally appeared WILMA J. EATON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that the as such grantor, executed the foregoing instrument for the purpose therein contained, by signing her name to the foregoing instrument and the said WILMA J. EATON acknowledged that she executed the foregoing instrument as her free act and deed.

WITNESS my hand and seal, this April 1, 2009.

JUDSON K. RODNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Judson K. Rodney
Notary Public

My Commission Expires: 3-7-11

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0 and/or this transaction is exempt from paying transfer taxes.

Affiant/Grantee

Subscribed and sworn to before me this April 1, 2009 date.

Notary Public:

My Commission Expires: 5-14-2011