PICK-UP

BILL GARRETT, Davidson County
Trans:T20090058831 DEEDQC
Recvd: 08/27/09 13:20 4 pgs
Fees:22.00 Taxes:0.00
20090827-0080691

THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.
Woodard & Shelton
408 Main Street; P.O. Box 708
Franklin, TN 37065-0708;
Ph. 615-794-7500

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
James K. Eaton and wife, Toni Eaton 200 Church Street, Suite 300 Nashville, TN 37201	Same	93-10-218 216, 217 93-14-463

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 8/25/09 date, by and between ***Eaton Used Cars, Inc.,*** *("Grantor")* and ***James K. Eaton and wife, Toni Eaton*** *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Eaton Used Cars, Inc., Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, James K. Eaton and wife, Toni Eaton, all of Grantor's right, title and interest in and to the certain tract or parcel of land in Davidson County, State of Tennessee, described in ***Exhibit A*** attached hereto.

This conveyance is subject to any and all existing easements, restrictions, setback lines and is made without a title search being performed by the prepare of the with the legal description coming from the previous deed and the property being the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed from James K. Eaton and Toni C. Eaton, recorded as Instrument Number 20060120-0007789, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has hereunto set out hands and signed and acknowledged the foregoing on this 25th day of August, 2009.

EATON USED CARS, INC.

X Wilma Eaton Eaton Used Cars Inc
WILMA EATON, owner of EATON USED CARS, INC.

EATON USED CARS, INC.

X Wilma Eaton Eaton Used Cars Inc
WILMA EATON, President of EATON USED CARS, INC.

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me Mary McAnally of the state and county mentioned, personally appeared Wilma Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president and owner – authorized to executed this instrument – of EATON USED CARS, INC., the within named bargainor, a corporation, and that as such president, owner and authorized officer, executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, by personally signing the name of the corporporation as Eaton Used Cars, Inc., by Wilma Eaton.

WITNESS my hand and official seal at Nashville, Tennessee, this 8-25-09 date.

Mary Jane McAnally
Notary Public

MARY JANE McANALLY STATE OF TENNESSEE NOTARY PUBLIC MOORE COUNTY

My Commission Expires: 4/19/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Transfer tax on this Transfer is exempt under the provisions of § 67- 4- 409 of the Tennessee Code Annotated and because zero consideration is exchanged in this transaction.

Wilma Eaton/Eaton Used Cars, Inc.
AFFIANT

Sworn to and subscribed before me this 8-25-2009 date.

Mary Jane McAnally
NOTARY PUBLIC

MARY JANE McANALLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY

My Commission Expires: 4/19/2011

EXHIBIT A: LEGAL DESCRIPTION

Tract I: Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 128 and all of Lot No. 129 on the Plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 697, Register's Office for said County.

Said Lot No. 129 and part of Lot No. 128 front together 70 feet on the easterly side of Sixty Avenue South and run back between parallel lines 210 feet to an alley.

Being the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed from James K. Eaton and Toni C. Eaton, recorded as Instrument Number 20060120-0007789, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being parts of Lots Nos. 127 and 128 on the plan of Barrow Grove, as of record in Book "S" pages 279, 319, 612, and 697, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, November 11, 1947, as follows:

Beginning at a point in the southwesterly margin of Alley No. 71, 114.17 feet southerly from the intersection of the southwesterly margin of said Alley and the southerly margin of Lea Avenue; thence southwestwardly 60.3 feet to an iron pipe in he northeasterly margin of Lafayette Street (Extension); thence with the northeasterly margin of said Lafayette Street, of said Lafayette Street and the southwesterly margin of Alley No. 71; thence with the southwesterly margin of said Alley, northwestwardly, 70.9 feet to the beginning.

Being the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed from James K. Eaton and Toni C. Eaton, recorded as Instrument Number 20060120-0007789, Register's Office for Davidson County, Tennessee.

Tract III: Land in Davidson County, Tennessee, being part of Lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in book 84, page 249, Register's Office for said County, described as follows:

Beginning on the southerly margin of Lea Avenue, formerly South Union Street, at the northwest corner of the property conveyed to Patsey Bradley, et al, by deed from J.M. Overton and wife, of record in Book 315, page 238, said Register's Office; thence with the southerly margin of said Avenue, westwardly 21 feet, more or less, to the northeast corner of the property conveyed to B.D. Shriver by deed from W.B. Redmond, Executor, of record in Book 1023, page 509, said Register's Office; thence with Shriver's easterly line, southwardly 81 feet 6 inches to the northerly line of Lot No. 129 on the plan of Barrow Grove Addition; thence with said line, eastwardly 21 feet, more or less, to Bradley's southwest corner; thence with Bradley's westerly line, northwardly 61 feet 5 inches, more or less, to the beginning.

Being the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed from James K. Eaton and Toni C. Eaton, recorded as Instrument Number 20060120-0007789, Register's Office for Davidson County, Tennessee.

Tract IV: Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 on the plan of the subdivision of part of Lot No. 130, Barrow Grove, as of record in Book 84, page 249, R.O.D.C., Tennessee, described as follows:

Beginning at the southwest corner of Lea Avenue, formerly South Union Street, and an alley, being the northeast corner of said Lot No. 4; thence with the southerly margin of said Avenue, westerly 37 feet 4 inches, more or less, to the northeast corner of a part of said lot conveyed by Overton to Rebecca G. Lindsley; thence with her easterly line, southerly 61 feet 5 inches, more or less, to the south line of said lot; thence with said line, easterly 48 1/4 feet, more or less, to the westerly margin of said alley; thence with the westerly margin of said alley, northerly 44 feet 2 inches to the beginning.

Being the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed of record, Instrument Number 20060120-0007789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.