This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville, TN 37201

File No. 2014-010

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Paul Louis Eichel	(NAME) SAME AS NEW OWNER	Map & Parcel #
(STREET ADDRESS) 3300 East Lake Drive	(STREET ADDRESS)	10812022500
(CITY) (STATE) (ZIP) Nashville, TN 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Justin Ferguson, sole heir at law of James D. Ferguson, deceased,** Grantor, does hereby quitclaim and convey unto **Paul Louis Eichel, an unmarried person**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot #71 on the Plan of Trailwood Section 5 recorded in Plat Book 6900, pages 477-479, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James Ferguson by deed of record in Instrument No. 201004150028529, Register's Office, Davidson County, Tennessee. The said James Ferguson, also known as James D. Ferguson, having since died intestate and title vested in Justin Ferguson, his sole heir at law – see Affidavit of Heirship recorded in Instrument No. 201401020000486, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00 L TOBY HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this the 11th day of April, 2014.

X _____
Affiant

My commission expires: 5 Nov 2014
(Affix Seal)

_____
Notary Public

This is improved property known as 3300 East Lake Drive, Nashville, Tennessee
Subject to:

1. 2014 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to restrictive covenants of record in Book 8078, page 521, Register's Office, Davidson County, Tennessee.
3. Subject to Deed of Trust in favor of Peoples Home Equity Inc., a Tennessee corporation securing the original principal amount of $208,587.00, recorded in Instrument No. 201004150028530, Register's Office, Davidson County, Tennessee; which has been assigned to Bank of America by unrecorded assignment – Loan No. 216718409.
4. Subject to all matters shown on plat recorded in Plat Book 6900, page 477-479, Register's Office, Davidson County, Tennessee.
5. Subject to debts, claims, federal estate taxes and inheritance taxes, if any, against the Estate of James D. Ferguson, deceased.

This Quitclaim Deed shall extinguish and release the lien of the Deed of Trust in favor of Paul Eichel, a/k/a Paul Louis Eichel, securing indebtedness in the amount of $40,000.00 recorded in Instrument No. 20100916-0073761, said Register's Office.

Witness my hand this 11th day of April, 2014.

_____
Justin Ferguson, a/k/a Justin Thomas Ferguson

BILL GARRETT, Davidson County
Trans:T20140025049 DEEDQC
Recvd: 04/14/14 11:59 1 pgs
Fees:12.00 Taxes:0.00
20140414-0030963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Ferguson, sole heir at law of James D. Ferguson, deceased, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 11th day of April, 2014.

ARIANA N. FRAGIACOMO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1/9/18

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Notary Public