This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20140047082 DEEDQC
Recvd: 07/02/14 09:16 3 pgs
Fees:17.00 Taxes:0.00
20140702-0058035

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
James Michael Flowers, Sr. Debra Jean Flowers 4600 Eatons Creek Road Nashville, Tennessee 37218	Same as new owner	058-00-0-011.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Debra Jean Flowers, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto James Michael Flowers, Sr. and wife Debra Jean Flowers, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the West right of way of Eatons Creek Road and the South right of way of Sulphur Creek Road; thence with the right of way of Eatons Creek Road along a curve having a central angle of 18 deg 40 min 50 sec, a radius of 741.20 feet, a tangent of 121.91 feet, a length of 241.66 feet and a chord of South 22 deg 10 min 15 sec East 240.59 feet to an iron pin, thence South 31 deg 30 min 40 sec East 540.88 feet to an iron pin in the North margin of Eatons Creek; thence South 31 deg 30 min 40 sec East 50.00 feet to a point in the centerline of Eatons Creek; thence North 71 deg 10 min 13 sec West 105.24 feet with the centerline of Eatons Creek to a point; thence North 22 deg 54 min 03 sec West 287.28 feet with the centerline of Eatons Creek to a point; thence North 31 deg 58 min 17 sec West 222.14 feet with the centerline of Eatons Creek to a point; thence North 44 deg 52 min 39 sec West 189.22 feet with the centerline of Eatons Creek to a point; thence North 04 deg 25 min 46 sec West 58.27 feet with the centerline of Eatons Creek to a point in the South right of way of Sulphur Creek Road; thence with the right of way of Sulphur Creek Road North 87 deg 07 sec 12 min East 40 feet to an iron pin in the East margin of

Eatons Creek; thence with the right of way of Sulphur Creek Road North 87 deg 07 min 12 sec East 93.65 feet to the point of beginning, containing .83 acres more or less. Being Tract 3 on the survey dated February 25, 1991 by Jim McAleer Surveyer, Nashville, Tennessee RLS # 1133, known as Project 114-90.

Being a portion of the same property conveyed to Debra Jean Flowers by quitclaim deed from Debra Jean Flowers as Personal Representative of the Estate of Linda Gail Martin Glaus of record in instrument number 20140626-0085885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is unimproved property, known as 0 Eatons Creek Road, Nashville, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

Grantor intends by this instrument to create an estate by the entireties with Grantor's spouse in and to the entire interest in the property previously held by Grantor.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of June, 2014.

Debra J. Flowers

Debra Jean Flowers, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Debra Jean Flowers, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2014.

My Commission Expires: 9/11/2017

Notary Public

CYNTHIA L. PARRISH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to create a tenancy by the entirety.

Debra Jean Flowers, Grantor

Subscribed and sworn to before me this 24th day of June, 2014.

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.