BILL GARRETT, Davidson County
Trans:T20150053606 DEEDQC
Recvd: 07/02/15 13:15 3 pgs
Fees:17.00 Taxes:0.00
20150702-0064326

This Instrument Prepared By:
Burr & Forman, LLP (DWH)
3102 West End Ave, Suite 700
Nashville, Tennessee 37203

Address New Owner/ Send Tax Bills to:
Toni Eaton
520 Lafayette St
Nashville TN 37203

Tax Parcel:	Property Address:
093 10 0 218.00	520 Lafayette Street
093 14 0 463.0	510 Lafayette Street
093 10 0 216.00	511-1 Lea Avenue
093 10 0 217.00	511 Lea Avenue

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CITIZENS TRI-COUNTY BANK, (hereinafter the "GRANTOR"), does hereby transfer, convey and quitclaim unto TONI EATON (hereinafter the "GRANTEE"), her successors and assigns, all of its right, title and interest in and to those certain tracts or parcels of land lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by reference as if copied verbatim.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

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IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed by and through its duly authorized officer as of this 3rd day of March, 2015.

CITIZENS TRI-COUNTY BANK

BY: _____

ITS: Pres/CEO

STATE OF TN)

COUNTY OF Sequatchie)

Personally appeared before me, a notary public of the state and county aforementioned, John V. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the President / CEO. of CITIZENS TRI-COUNTY BANK and is authorized to execute this instrument on behalf of CITIZENS TRI-COUNTY BANK.

Witness my hand and seal, at office, this 3rd day of March, 2015.

_____
NOTARY PUBLIC

[SEAL] WESLEY H. FANNING STATE OF TENNESSEE NOTARY PUBLIC MOORE COUNTY

My Commission Expires: 5/22/2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0

_____
AFFIANT

Subscribed and sworn to before me this 16th day of ~~March~~ April, 2015.

SHELBY WEBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My Commission Expires: 9-11-17

EXHIBIT A

520 Lafayette Street - Map 093 Group 10-0 Parcel 218.00

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.

510 Lafayette Street - Map 093 Group 14-0 Parcel 463.0

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 the 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.

511-1 Lea Avenue - Map 093 Group 10-0 Parcel 216.00

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 southwest 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 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.

511 Lea Avenue - Map 093 Group 10-0 Parcel 217.00

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.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Eaton Used Cars, Inc., by Quitclaim Deed from James K. Eaton and wife, Tori C. Eaton, dated January 12, 2006 and filed January 20, 2006 of record in Instrument # 20060120-0007789, Register's Office for said County. ALSO BEING the same property conveyed to James K. Eaton and wife, Toni C. Eaton by Quitclaim Deed from Eaton Used Cars, Inc., dated August 25, 2009 and filed August 27, 2009 of record in Instrument #20090827- 0080691, Register's Office for said County.

ALSO BEING the same property conveyed to Citizens Tri-County Bank by Successor Trustee's Deed dated February 1, 2013 filed February 1, 2013 of record in Instrument # 20130201-0010793.