STATE OF TENNESSEE]
COUNTY OF DAVIDSON]
The actual consideration or value, whichever is greater, for this transfer is $10.00.

ORA W. EADS, JR.

Subscribed and sworn to before me, this the 14 day of November, 2016.

NOTARY PUBLIC
My Commission Expires: _____

MIKE J. URQUHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-6-2019

THIS INSTRUMENT PREPARED BY:

MIKE J. URQUHART
ATTORNEY AT LAW
20 ACADEMY PLACE
NASHVILLE, TENNESSEE 37210
615/251-6968

BILL GARRETT, Davidson County
Trans:T20160101406 DEEDQC
Recvd: 11/16/16 14:54 2 pgs
Fees:12.00 Taxes:0.00
20161116-0121011

QUITCLAIM DEED

FROM: BRAKE-TECH AUTO BRAKE CENTER, INC.
TO: ORA W. EADS, JR. and wife, ELEANOR L. EADS

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Ora W. Eads, Jr. *et ux*, Eleanor L. Eads 16 Academy Place Nashville, Tennessee 37210	Same	093 11 0 224.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRAKE-TECH AUTO BRAKE CENTER, INC., (hereinafter called Grantor), has bargained and sold, and by these presents does hereby transfer and convey unto ORA W. EADS, JR. and wife, ELEANOR L. EADS, (hereinafter called Grantees), their heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee. The property is more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 39 and 40 on an unrecorded plan of University Lots, described according to a survey dated November 25, 1974, by John Coode of Kohl-Coode and Associates, as follows:
>
> BEGINNING at an iron pin at the northwest corner of Lindsley Avenue and Hermitage Avenue; thence South 62° 21' West 157 feet to an iron pin located at the common front corner of Lots 38 and 39 on said unrecorded plan; thence North 27° 52' West 160.96 feet to an iron pin located at the margin of a 20-foot alley; thence North 62° 21' East 1.70 feet to an iron pin in the southwest margin of Hermitage Avenue; thence South 71° 44' East 224.08 feet to an iron pin, the point of beginning.

BEING the same property conveyed to Brake-Tech Auto Brake Center, Inc., by Installment Deed from Raymond Whiteaker, Jr., dated July 8, 1986, recorded as Instrument # 20161116-0121010, R.O.D.C., TN.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this, the 16 day of November, 2016.

"GRANTOR"

BRAKE-TECH AUTO BRAKE CENTER, INC.

BY: _____
ORA W. EADS, JR., PRESIDENT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Ora W. Eads Jr, a Notary Public in and for said County and State, **ORA W. EADS, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to the President of **BRAKE-TECH AUTO BRAKE CENTER, INC.**, a Tennessee corporation, the within named bargainor, and that he as such President, and being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by the said **ORA W. EADS, JR.**, as such President.

Witness my hand and official seal at office in Nashville, Tennessee, this the 16 day of November, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

MIKE J. URQUHART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019