This instrument prepared by:
J. Nichols Shelton, Attorney
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/04/03 14:01 2pgs
Fees:13.00 Taxes:148.13
20030304-0028456

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Eaton Family Properties<br>200 Church Street<br>Suite 300<br>Nashville, TN 37201 | same | 071-15-0-304.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jon Stark**, unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Eaton Family Properties, a General Partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Being Lot No. 110, on the Plan of C.F. Sharpe & Horns 2nd Subdivision of Lindsley Property N.E. Nashville, of record on Plat Book 161, Page 53, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jon Stark, unmarried, by deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Instrument Number 20010611-0061345, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 161, page 53, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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.

This improved property is known as: 1217 Joseph Avenue, Nashville, TN 37207.

WITNESS MY HAND this 28th day of February, 2003, in Franklin, Tennessee.

JON STARK

Power of Attorney of record in Instrument No. 20030226-0025739, Register's Office for Davidson County, Tennessee

BY: _____
Macon Dew, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Macon Dew, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jon Stark, and further acknowledged that he executed same as the free act and deed of Jon Stark.

Witness my hand this 28th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 8-12-06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $40,034.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 28th day of February, 2003, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 8-12-06

13896.2003/las
Eaton 1217 Joseph Ave.