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 14:13 2pgs
Fees:13.00 Taxes:128.13
20030304-0028466

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Eaton Family Properties 200 Church Street Suite 300 Nashville, TN 37201	same	81-7-370

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:

> Being Lot No. 71 on the Map of Cephas Woodard's Subdivision of Lots 5 and 6 in the Woodard Property as of record in Book 161, page 174, Register's Office for said County.
>
> Said Lot No. 71 fronts 50 feet on the Easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to Jon Stark, unmarried by Warranty Deed from Leland Watts of record in Instrument 20001221-0125116, 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. Any and all visible easements on and across subject property.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Subject to any and all matters on the Plan of record in Plat Book 161, Page 174, said Register's Office.

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: 1912 12th Avenue North, Nashville, TN 37208.

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

JON STARK

BY: _____
Macon Dew, Attorney-in-Fact

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

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 $34,628.57.

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

13889.2003/las
Eaton 1912 12th Ave. North