This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)*
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 03/06/03 15:22 10pgs
Fees:53.00 Taxes:2220.00
20030306-0029986

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Eaton Family Properties Attn: James Kenneth Eaton, Sr. 200 Church Street, Suite 300 Nashville, TN 37201	Same	082-03-0-132 092-09-0-338 092-07-0-208 091-2-0-292 071-15-0-89 092-10-0-252 081-15-0-273 071-10-0-111 081-16-0-241 082-04-0-81 081-16-0-308

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN E. STARK a/k/a Jon Stark**, an individual (hereinafter "Grantor"), does hereby quitclaim and convey unto **EATON FAMILY PROPERTIES** ("Grantee"), a Tennessee general partnership comprised of James Kenneth Eaton, Sr. and Toni C. Eaton, its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property")

This is improved property with the property address listed in Exhibit A. Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of March, 2003.

GRANTOR:

Jonathan E. Stark by [illegible], atty in fact

JONATHAN E. STARK A/K/A JON STARK
BY MACON J. DEW, JR., ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $600,000.00.

EATON FAMILY PROPERTIES

By: _____
James Kenneth Eaton, Sr., Partner

By: Toni C. Eaton Partner
Toni C. Eaton, Partner

Subscribed and sworn to before me, this 3RD **day of March, 2003.**

_____
NOTARY PUBLIC

My Commission Expires:

July 29, 2006

SUSANNE C. PUGH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. July 29, 2006

*The preparer of this Quitclaim Deed has done so to facilitate a loan closing associated therewith and has not performed a title search, reviewed a survey or restrictive covenants, etc. for purposes of the sale. The preparer relied upon information provided by the Grantor herein.

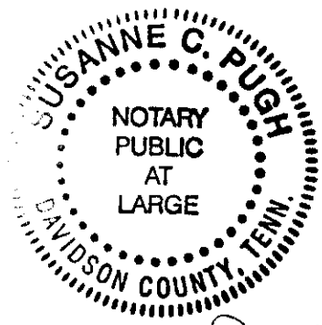
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared the within named **MACON J. DEW JR., AS ATTORNEY IN FACT ON BEHALF OF JONATHAN E. STARK A/K/A JON STARK**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him as the act and deed of Jonathan E. Stark a/k/a Jon Stark for the purposes therein contained by signing his name.

Witness my hand and seal at office in the aforesaid state and county this 3RD day of March, 2003.

Susanne C. Pugh
Notary Public

My Commission Expires:
July 29, 2006



My Commission Expires July 29, 2006

45241372.1

EXHIBIT A

(Property Description)

TRACT NO. 1:
1001 North 2nd Street
Nashville, TN 37207
Map/Parcel No. 082-03-0-132

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 14 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200102160015233, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 2:
3305 Felicia Street
Nashville, TN 37209
Map/Parcel: 092-09-0-338

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Resubdivision of the Wilcox Property, of record in Plat Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200101120004100, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 3:
2415 Batavia Street
Nashville, TN 37208
Map/Parcel No.: 092-07-0-208

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Map of C.W. Ashcraft's Subdivision No. 11 of the Boyd McNairy Tract as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Said Lot 23 fronts 35 feet on the southerly side of Batavia Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200110290117683, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 4:
1604 56th Avenue North
Nashville, TN 37209
Map/Parcel No.: 091-2-0-292

Land in Davidson County, Tennessee, being part of Block H on Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of 56th Avenue North, formerly 15th Street, at the northwest corner of the property conveyed to Benjamin F. Kizer and wife, by deed from W.F. McCord and wife, of record in Book 1272, Page 625, said Register's Office; thence with Kizer's northerly line, eastwardly 60 feet; thence northwardly and parallel with the easterly margin of said 56th Avenue, North 75 feet to the southerly margin of an alley; thence with the same westwardly 60 feet to the easterly margin of said 56th Avenue North, southwardly 75 feet to the beginning.

Being the same property conveyed to JON E. STARK, UNMARRIED, by deed of record as Instrument No 200112170138987, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 5:
101 Eastmoreland
Nashville, TN 37207
Map/Parcel No.: 071-15-0-89

Land in Davidson County, Tennessee, being the westerly part of Lot No. 28 on the Map of Eastmoreland Place, as of record in Book 161, page 170, Register's Office, Davidson County, Tennessee, and further described as follows:

Beginning at the northeast corner of the first alley east of Dickerson Pike and Eastmoreland Street; thence with the easterly margin of said alley, northwardly 140 feet, more or less, to the southerly margin of another alley; thence with said last mentioned alley, eastwardly 26 feet; thence southwardly 140 feet to the northerly margin of Eastmoreland Street; thence with said Street; westwardly 40 feet to the point of beginning.

Being the same property conveyed to JON STARK, by deed of record as Instrument No. 20010828-0093321, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 6:
2721 Delaware Street
Nashville, TN 37209
Map/Parcel No.: 092-10-0-252

Land in Davidson County, Tennessee, being Lot No. 10, Block D, on the Map of M.S. Pilchers Resubdivision of Block D in M.B. - M.S. Pilchers Resubdivision, of record in Plat Book 57, page 151, amending Plat Book 57, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200108130087295, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 7:
1507 14th Avenue, North
Nashville, TN 37208
Map/Parcel No. 081-15-0-273

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 257 on the Plan of McGavock, Wetmore and Others Second Addition, called the Addition to the Town of McGavock, as of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Part of Lot No. 257 fronts 25 feet on the westerly side of 14th Avenue North, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200108200089690, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 8:
1212 Katie Avenue
Nashville, TN 37207
Map/Parcel No.: 071-10-0-111

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the W.G. Bush Tract, of record in Plat Book 421, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JON STARK, by deed of record as Instrument No. 200103150025015, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 9:
1024 Scovel Street
Nashville, TN 37208
Map/Parcel No.: 081-16-0-241

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 43 on the Plan of McGavock, Wetmore, & Others First Addition to Nashville, called the Town of McGavock, as of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said Lot No. 43 fronts 25 feet on the northerly side of Scovel Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 20011204-0133162, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 10:
900 Montgomery Avenue
Nashville, TN 37207
Map/Parcel No.: 082-04-0-81

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 379 begins at the southeast corner of Richardson Avenue and North 9th Street; thence with the southerly margin of said Richardson Avenue, eastwardly 43 feet to the westerly margin of the right of way of L & N Railroad; thence with said right of way southwardly to the easterly margin of said 9th Street; thence with the margin of same, northwardly to the beginning, said Lot No. 379 being triangular in shape.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200111140125040, said Register's Office.

This is the same description used in the prior deed of record.

TRACT NO. 11:
1112, 1114, 1116, 1118 11th Avenue, North
Nashville, TN 37208
Map/Parcel No.: 081-16-0-308

Land in Davidson County, Tennessee, being Lots Nos. 30 & 31 in McGavock, Wetmore, and Others First Addition to Nashville, called the Town of McGavock, a plan of which is of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 30 fronts 50 feet on the southerly side of Scovel Street and runs back between parallel lines 157 feet more or less to Madison Street. Said Lot No. 31 fronts 50 feet on the southerly side of Scovel Street and runs back with the westerly margin of 11th Avenue North, formerly Fillmore Street, 159 feet more or less to Madison Street and measures 12 feet on the Madison Street.

Being the same property conveyed to JON STARK, UNMARRIED, by deed of record as Instrument No. 200107270080042, said Register's Office.

This is the same description used in the prior deed of record.