PICK-UP

This Instrument Prepared by:
Taylor, Pigue, Marchetti
& McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203

New Owner & Send Tax Bills to:
Eaton Family Properties
James K. and Toni C. Eaton
200 Church Street, Suite 300
Nashville, TN 37201

Map/Parcel 81-10-239.00
Map/Parcel 64-16-O-A-131.00CO
Map/Parcel 64-16-O-A-112.00CO
Map/Parcel 64-16-O-A-123.00CO
Map/Parcel 91-12-0-265.00
Map/Parcel 81-02-74.00

Davidson County DEEDQC
Recvd: 04/02/03 10:05 4pgs
Fees:23.00 Taxes:645.65
20030402-0043289

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, on this the 1st day of April, 2003, **Jon E. Stark, the Grantor,** for and in consideration of $ -0- Dollars, does hereby bargain, sell, release, quitclaim and convey, unto **Eaton Family Properties, Gen. Partnership of two persons, James K. Eaton, a/k/a Kenneth Eaton, and wife, Toni C. Eaton, Grantees,** all interest in the following described real estate located in the County of Davidson, State of Tennessee, to wit:

PARCEL NO. 1 – Map/Parcel 81-10-239.00

Being Lot No. 382 on the Plan of J.J., T.J. and G.W. Harding's Addition, as of record in Plat Book 21, page 80, Register's Office for said County.

Said Lot No. 382 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines, with the northerly margin of an alley, 189 feet to an alley in the rear.

Being the same property conveyed to Jon E. Stark, unmarried, from Victor C. Tyler and wife, Elfreda B. Tyler by Warranty Deed dated August 11, 2000 and recorded in Instrument No. 200008140081419 of the Register's office for Davidson County.

This is improved property aiso known as 1707 23rd Avenue North, Nashville, Tennessee, 37208

PARCEL NO. 2 – Map/Parcel 64-16-O-A-131.00CO

Being Unit No. 131 on the Plat of the Resubdivision of Jackson Meadow, Phase 1, Section 1, of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Jon E. Stark, unmarried, from Daniel Lee Machiela and wife, Elaine Waters Machiela by Warranty Deed dated June 26, 1998 and recorded in Book 10995, page 218 of the Register's Office for Davidson County, Tennessee.

This is improved property also known as 131 General Jackson Lane, Hermitage, Tennessee 37076.

PARCEL NO. 3 – Map/Parcel 64-16-O-A-112.00CO

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 112 in a Horizontal Property Regime of Jackson Meadows, Phase 1, of record in Plat Book 6900, page 527, said Register's office, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Jon E. Stark, unmarried, from Brad L. Gaines, unmarried, by Warranty Deed dated August 22, 1997 and recorded in Book 10580, page 571 of the Register's Office for Davidson County, Tennessee.

This is improved property also known as 112 General Jackson Lane, Hermitage, Tennessee 37076.

PARCEL NO. 4 – Map/Parcel 64-16-O-A-123.00CO

A certain Condominium Unit in Davidson County, Tennessee, Described as follows: Unit No. 123 in a Horizontal Property Regime of Jackson Meadows, Phase 1, of record in Plat Book 6900, page 527, said Register's office, to which plan reference is made for a more complete description.

Being the same property conveyed to Jon E. Stark, unmarried, from Brad L. Gaines, unmarried, by Warranty Deed dated August 22, 1997 and recorded in Book 10580, page 571 of the Register's Office for Davidson County, Tennessee.

This is improved property also known as 123 General Jackson Lane, Hermitage, TN 37076

PARCEL NO. 5 – Map/Parcel 91-12-O-265.00

Being Lot No. 6 in the Subdivision of Part of Lot No. 8 on the Clifton Plan of Lots, which is of record in Book 21, page 235, the Plan of the Re-subdividsion is not recorded, as follows:

Beginning on the northerly margin of Correy Street or Delaware Avenue, 70 feet westerly from the western margin of Watson Street; thence northwardly 156.04 feet to the center of a 12 foot alley; thence with the center of said Alley,

westerly 50 feet; thence parallel with first line, southerly 157.75 feet to the northerly margin of Correy Street or Delaware Avenue; thence with the northerly margin of said Street, or Avenue, easterly 50 feet to the beginning corner.

Being the same property conveyed to Jon E. Stark, unmarried, from Reuben Josephe Tapp, unmarried, by Warranty Deed dated March 24, 2000 and recorded in Instrument No. 200003270030405 of the Register's Office for Davidson County, Tennessee.

This is improved property also known as 3902 Delaware Avenue, Nashville, Tennessee 37209.

PARCEL NO. 6 – Map/Parcel 81-02-74.00

Being Lot No. 107 on the Plan of Buena Vista Heights Addition to Nashville, Tennessee, a plan of which is of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 50 feet on the north side of Hughes street and runs back between parallel lines 124 feet to a dead line in the rear.

Being the same property conveyed to Jon E. Stark, unmarried, from United Companies Lending Corporation by Warranty Deed dated May 16, 2000 and recorded in Instrument No. 200005260052673 of the Register's Office for Davidson County, Tennessee.

This is improved property also known as 1818 Hughes Street, Nashville, Tennessee 37208.

This conveyance is subject to any and all existing easements and restrictions of record.

WITNESS my hand this 1st day of April, 2003.

Jon E. Stark by [illegible], ATTY IN FACT

Jon E Stark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Jon E. Stark**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who made oath that he executed the forgoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 1st day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $ 174,500

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06