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

Davidson County DEEDWARR
Recvd: 04/02/03 14:17 3pgs
Fees:18.00 Taxes:92.50
20030402-0043660

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Eaton Family Properties 200 Church Street, Ste. 300 Nashville, TN 37201	same	070-09-0-130.00

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 E. Stark**, unmarried, **and Stark Enterprises, LLC,** hereinafter called the Grantors, 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:

> Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning on the northerly margin of Cliff Drive at a point 121.5 feet west of the northwest corner of said Drive and Hamilton Road; thence with the northerly margin of said Drive, westerly 80 feet to a point 75 feet east of the northeast corner of said Drive and Goodrich Avenue; thence northwardly 75 feet; thence eastwardly 80 feet; thence southwardly 75 feet to the beginning.
>
> Being the same property conveyed to Stark Enterprises, LLC by deed from First American National Bank of record in Book 11258, page 677, Register's Office for Davidson County, Tennessee.

The address of the above-described property is: 3102 Cliff Street, Nashville, TN 37018.

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 421, page 12, 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: 3102 CLIFF ST., NASHVILLE, TN. 37018

WITNESS MY HAND this ~~20th~~ 28th day of March, 2003, in Franklin, Tennessee.

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

Jon E. Stark
JON E. STARK

BY: Macon Dew, Atty in Fact
Macon Dew, Attorney-in-Fact

Power of Attorney of record in Instrument No. 20030402-0043659 Register's Office for Davidson County, Tennessee

Jon E. Stark (SOLE MEMBER OF LLC)
JON E. STARK, CHIEF MANAGER OF STARK ENTERPRISES, LLC

BY: Macon Dew
Macon Dew, Attorney-in-Fact

STARK ENTERPRISES, LLC
Stark Enterprises LLC

BY: Macon Dew

MACON DEW, ATTY IN FACT FOR CHIEF MANAGER, JON E. STARK
(power of atty in instrument number _____, register's office of Davidson Co., TN)

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 E. Stark and further acknowledged that he executed same as the free act and deed of Jon E. Stark.

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

Michelle W. Forkner
NOTARY PUBLIC

My Commission Expires: 12/19/05

13915.2003/ml
eaton 1115 North 5th.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared MACON DEW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be POWER OF ATTORNEY FOR JON E. STARK WITH JON E. STARK BEING THE CHIEF MANAGER OF STARK ENTERPRISES, LLC, , the within named bargainor, and that (s)he as such POWER OF ATTORNEY FOR SAID CHIEF MANAGER OF STARK ENTERPRISES, INC., executed the foregoing instrument for the purpose therein contained, by signing the name of STARK ENTERPRISES, LLC, AND JON E. STARK by himself/herself as POWER OF ATTORNEY FOR THE CHIEF MANAGER OF STARK ENTERPRISES, LLC.

Witness my hand, at office in Franklin, Tennessee, this ~~10th~~ 28th day of March, 2003.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 12/19/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is ~~$00~~ $25,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 10th day of March, 2003, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 12/19/05

13915.2003/ml
eaton 1115 North 5th.wd