FILE BOX "7"

Davidson County DEEDWARR
Recvd: 10/13/03 11:03 2pgs
Fees:13.00 Taxes:92.50

20031013-0151338

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42518

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2003

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

My Commission Expires JULY 24, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eaton Family Properties, LLC	S A M E	71-15-286
200 Church Street, Suite 300		
Nashville, TN, 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Steven P. Jeffords, a Married Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eaton Family Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 44 on the Plan of Sharpe and Horn's Subdivision of the Lindsley Property in Northeast Nashville, a plan of which is of record in Book 161, page 53, Register's Office for said County.

Being the same property conveyed to Steven P. Jeffords by deed from Wilson Enterprises, Inc., of record in Book 10023, page 206, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 1218 Joseph Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness ___my/our____ hand(s)_____this 3rd day of October, 2003

Steven P. Jeffords

Steven P. Jeffords

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

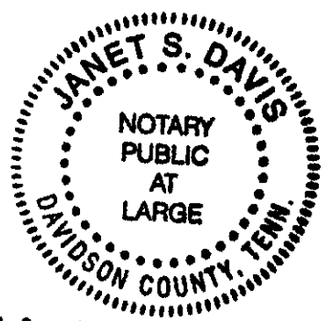
On this the 3rd day of October, 2003, before me personally appeared ALAN L. SATURN, to me known to be the person who executed the foregoing instrument in behalf of STEVEN P. JEFFORDS, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said STEVEN P. JEFFORDS, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 2003.

Janet S. Davis

Notary Public

My Commission Expires: 7-24-2004



My Commission Expires JULY 24, 2004