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

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Eaton Family Properties, LLC Attn: James Kenneth Eaton, Sr. 200 Church Street, Suite 300 Nashville, TN 37201 Davidson County DEEDQC Recvd: 02/05/04 16:52 11pgs Fees:57.00 Taxes:0.00 20040205-0014428	Same	081-03-0-178.01 092-07-0-228 092-09-0-208 092-09-0-224 092-09-0-225 092-09-0-227 082-03-0-132 092-09-0-338 092-07-0-208 091-2-0-292 071-15-0-89 092-10-0-252 081-15-0-273 071-10-0-111 081-16-0-241 082-04-0-81 081-16-0-308 092-10-0-297

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, **EATON FAMILY PROPERTIES** (hereinafter "Grantor"), a Tennessee general partnership comprised of James Kenneth Eaton, Sr. and Toni C. Eaton, does hereby quitclaim and convey unto **EATON FAMILY PROPERTIES, LLC** ("Grantee"), a Tennessee limited liability company, 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 addresses listed in Exhibit A. It is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property, including but not limited to, those listed in **Exhibit B**, also attached and incorporated by reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of the 5th day of May, 2003.

GRANTOR:

EATON FAMILY PROPERTIES

By: _____
James Kenneth Eaton, Sr., Partner

By: _____
Toni C. Eaton, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

EATON FAMILY PROPERTIES, LLC

By: Toni C. Eaton
Toni C. Eaton, Chief Manager

Subscribed and sworn to before me, this 26th **day of January, 2004.**

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires:

July 29, 2006

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

*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 conveyance. The preparer relied upon information provided by the Grantor herein, and neither Grantor nor Grantee are relying on the Preparer for advice with respect to the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES KENNETH EATON, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Eaton Family Properties, the maker, a Tennessee general partnership, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of January, 2004.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: July 29, 2006

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONI C. EATON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of Eaton Family Properties, the maker, a Tennessee general partnership, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of January, 2004.

Susanne C. Pugh
NOTARY PUBLIC

My Commission Expires: July 29, 2006

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

EXHIBIT A

(Property Description)

PARCEL ONE:

Tract 1: 1102A Cecilia Avenue, Map 81-3, Parcel 178.01

Being a part of a tract of land in the Plan of Buena Vista, as of record in Book 57, page 26, Register's Office for said County, and described according to a copy of a survey made by Steve Draper, dated October 22, 1964, as follows:

Beginning at the southwest corner of the property conveyed to Monroe Adams and wife, Pearl Adams of record in Book 871, page 655, Register's Office for Davidson County, Tennessee; thence with the east line of a 14' alley North 18 deg. 30 min. West 93 feet; thence with the north line of said Adams property North 73 deg. 38 min. East 65 feet; thence South 18 deg. 30 min. East 91.7 feet to the north line of Cecilia Avenue; thence South 72 deg. 30 min. West 65 feet to the beginning.

Tract 2: 745 22nd Avenue North, Map 92-7, Parcel 228

Being Lot No. 15 on the Map of T.J. Hardings Subdivision of Lot No. 6 on the Elizabeth Harding Lytle Tract, as of record in Book 161, page 11, Register's Office for Davidson County, Tennessee.

Tract 3: 422 37th Avenue North, Map 92-9, Parcel 208

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County.

Tract 4: 411 36th Avenue North, Map 92-9, Parcel 224

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

Tract 5: 413 36th Avenue North, Map 92-9, Parcel 225

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of the Subdivision of the W.R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

Tract 6: 417 36th Avenue North, Map 92-9, Parcel 227

Being Lot No. 75 on the Plan of W.R. Wilson Plan as of record in Book 332, page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to EATON FAMILY PROPERTIES, by deed of record as Instrument No. 200207100082780, as corrected by Deed of Correction of record as Instrument No. 20030505-0059359, said Register's Office.

PARCEL TWO:

Tract 1: 1001 North 2nd Street, Map 082-03, Parcel 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.

Tract 2: 3305 Felicia Street, Map 092-09, Parcel 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.

Tract 3: 2415 Batavia Street, Map 092-07, Parcel 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's Tract as of record in Book 57, page 59, Register's Office for Davidson County, Tennessee.

Tract 4: 1604 56th Avenue North, Map 091-2, Parcel 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.

Tract 5: 101 Eastmoreland, Map 071-15, Parcel 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.

Tract 6: 2721 Delaware Street, Map 092-10, Parcel 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.

Tract 7: 1507 14th Avenue North, Map 081-15, Parcel 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.

Tract 8: 1212 Katie Avenue, Map 071-10, Parcel 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.

Tract 9: 1024 Scovel Street, Map 081-16, Parcel 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.

Tract 10: 900 Montgomery Avenue, Map 082-04, Parcel 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.

Tract 11: 1112, 1114, 1116, 1118 11th Avenue North, Map 081-16, Parcel 308

Land in Davidson County, Tennessee, being Lots Nos. 30 and 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.

Being the same property conveyed to EATON FAMILY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF JAMES KENNETH EATON, SR. AND TONI C. EATON, by deed of record as Instrument No. 20030306-0029986, said Register's Office.

PARCEL THREE:

OMITTED.

PARCEL FOUR:

525 27th Avenue North, Map 092-10, Parcel 297

Land in Davidson County, Tennessee, known as Lot 21, Block "B", on the plan of H.B. and H.S. Pilchers Addition, of record in Plat Book 57, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to EATON FAMILY PROPERTIES , A TENNESSEE GENERAL PARTNERSHIP, by deed of record as Instrument No. 20030312-0033086, said Register's Office.

EXHIBIT B

(Encumbrances)

PARCEL ONE:

Tract 1: 1102A Cecilia Avenue, Map 81-3, Parcel 178.01

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Tract 2: 745 22nd Avenue North, Map 92-7, Parcel 228

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 161, Page 11, Register's Office for Davidson County, Tennessee.

Tract 3: 422 37th Avenue North, Map 92-9, Parcel 208

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee; and (3) Notice of Lien (Vegetation Lien) filed by Metropolitan Government of record in Book 9553, Page 737, said Register's Office.

Tract 4: 411 36th Avenue North, Map 92-9, Parcel 224

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.

Tract 5: 413 36th Avenue North, Map 92-9, Parcel 225

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.

Tract 6: 417 36th Avenue North, Map 92-9, Parcel 227

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.

PARCEL TWO:

Tract 1: 1001 North 2nd Street, Map/Parcel No. 082-03-0-132

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Tract 2: 3305 Felicia Street, Map/Parcel: 092-09-0-338

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.

Tract 3: 2415 Batavia Street, Map/Parcel No.: 092-07-0-208

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 57, Page 59, Register's Office for Davidson County, Tennessee; and (3) Notice of Lien (Vegetation Lien) filed by Metropolitan Government of record as Instrument No. 20030207-0017301, said Register's Office.

Tract 4: 1604 56th Avenue North, Map/Parcel No.: 091-2-0-292

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Tract 5: 101 Eastmoreland, Map/Parcel No.: 071-15-0-89

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee.

Tract 6: 2721 Delaware Street, Map/Parcel No.: 092-10-0-252

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 57, Page 151, amending Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee; and (3) Order of Demolition filed by Metropolitan Government of record as Instrument No. 20030121-0008432, said Register's Office.

Tract 7: **1507 14th Avenue, North, Map/Parcel No. 081-15-0-273**

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Tract 8: **1212 Katie Avenue, Map/Parcel No.: 071-10-0-111**

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee and (2) all matters appearing on the Plan of record in Plat Book 421, Page 24, Register's Office for Davidson County, Tennessee.

Tract 9: **1024 Scovel Street, Map/Parcel No.: 081-16-0-241**

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Tract 10: **900 Montgomery Avenue, Map/Parcel No.: 082-04-0-81**

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Tract 11: **1112, 1114, 1116, 1118 11th Avenue, North, Map/Parcel No.: 081-16-0-308**

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

PARCEL THREE:

Omitted

PARCEL FOUR:

525 27th Avenue, North, Map 092-10, Parcel 297

This conveyance is made subject to (1) 2003 taxes, which have been assumed by the Grantee; (2) all matters appearing on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.