Davidson County DEEDQC
Recvd: 11/04/05 15:11 2 pgs
Fees:12.00 Taxes:0.00

20051104-0134199

This Instrument Prepared by:
ADAM DREAD
Jackson, Kweller, McKinney, Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201
THIS INFORMATION WAS PROVIDED BY THE PARTIES AND NO WARRANTY IS GIVEN.

The actual consideration or value whichever is greater for this transfer is $ -0- .

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of November, 2005.

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY UBLIC
My Commission Expires: 01/26/08

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Wilma J. Eaton 200 Church Street, Suite 300 Nashville, TN 37201	same	093-02-04-009.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, Eaton Family Properties, by these presents, does hereby quitclaim and convey unto to Wilma J. Eaton, individually, all right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at a point on the westerly margin of Second Avenue, North, formerly Market Street, the northwest corner of said Second Avenue, North, and Church Street, formerly Spring Street, being the southeast corner of said Lot No. 26; thence with the westerly margin of said Avenue, northwardly 30 feet to the southeast corner of Anna G. Young's part of said Lot No. 26; thence westwardly, with Young's southern boundary line, 105 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 30 feet to the northerly margin of Church Street;

thence with the northerly margin of said street, eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Jon E. Stark, Jr. by deed from B.E.R.A., LLC, a Tennessee limited liability company, of record in Book 11661, page 529, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eaton Family Properties, a General Partnership by Warranty Deed from John E. Stark, Jr., of record in Instrument No. 20030304-0028364, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2003 property taxes are a lien, but not yet due and payable.
2. Any and all visible easements on and across subject property.
3. Subject to any and all building and zoning regulations of City, County, and State.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: 201 2nd Avenue North, Nashville, Tennessee, 37201.

Witness my hand this 4 day of Nov., 2005.

JAMES K. EATON, SR. Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES K. EATON, SR., with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2005.

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 01/26/08