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.

Davidson County DEEDQC
Recvd: 11/04/05 15:14 2 pgs
Fees:12.00 Taxes:0.00
20051104-0134205

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.

NOTARY UBLIC
My Commission Expires: 01/26/08

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Southeast Investments, LLC. 200 Church Street, Suite 300 Nashville, TN 37201	same	81-7-370

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 Southeast Investments, LLC, individually, all right, title and interest in and to the following described tract of land:

Being Lot No. 71 on the Map of Cephas Woodard's Subdivision of Lots 5 and 6 in the Woodard Property as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 71 fronts 50 feet on the Easterly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Jon Stark, unmarried by Warranty Deed from Leland Watts of record in Instrument 20001221-0125116, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eaton Family

Properties, a General Partnership from Jon Stark of record in Instrument 20030304-0028466.

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.
4. Subject to any and all matters on the Plan of record in Plat Book 161, Page 174, said Register's Office.

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

This is improved property known as: 1912 12th Avenue North, Nashville, Tennessee, 37208.

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.

NOTARY PUBLIC
My Commission Expires: 01/24/08

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.