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
20051104-0134208

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: 01/25/08

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	082-03-1-175.00

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of the Benedict Land Company's Subdivision of the Lindsley Tract as of record in Plan Book 332, page 40, Register's Office for said County.

Said Lot No. 109 fronts 50 feet on the westerly side to Stockell Street, and runs back between parallel lines with the northerly margin of Childres Street 178.3 feet, more or less, to an alley.

Being the same property conveyed to Jon Stark, unmarried, by deed from Ben R. Harrington, unmarried, of record in Instrument No. 20020502-0053974, said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eaton Family Properties from Jon Stark, by Warranty Deed of record in Instrument No. 2003-0304-0028358, said 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. All matters appearing on the Plan of record in Book 332, page 40, 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.

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

This is improved property known as: 1100 Stockell Street, Nashville, Tennessee, 37207.

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: 01/26/08

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.