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: 11/18/05 15:44 2 pgs
Fees:12.00 Taxes:0.00
20051118-0139863

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 18th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 11/25/08

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	082-07-0-320.00

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:

Land in Davidson County, Tennessee, being Lot No. 25 on the East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, which plan reference is here made for a complete description thereof.

Said Lot No. 25 fronts 50 feet on the southerly side of Hancock Street and runs back between parallel lines 176 feet to an alley.

Being the same property conveyed to Jon Stark by deed from Ocwen Federal Bank, FSB, of record in Instrument No. 200002150015315, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eaton Family

Properties, a General Partnership from Jon E. Stark by Warranty Deed of record in Instrument No. 20030402-0043662, 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 57, page 11, 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: 312 Hancock Street, Nashville, Tennessee, 37207.

Witness my hand this 18 day of Nov., 2005.

JAMES K. EATON, SR.

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 18th day of November, 2005.

NOTARY PUBLIC
My Commission Expires: 11/25/06

NOTARY PUBLIC AT LARGE