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 15:45 2 pgs
Fees:12.00 Taxes:0.00
20051118-0139864

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 8th day of November 2005.

NOTARY UBLIC
My Commission Expires: 11/25/2008

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	119-02-0-074.00

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 Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 75.0 feet on the southerly margin of Stirton Road and extends back 474.8 feet on the easterly line and 432.2 feet on the westerly line to a broken line in the rear, measuring 73.99 feet thereon.

Being the same property conveyed to Maria Hilda Valdez by deed from John D. Denton of record in Book 11346, page 399, Register's Office of Davidson County, Tennessee. Being the same property

conveyed to Eaton Family Properties by Warranty Deed from Maria Hilda Valdez of record in Instrument Number 20010403-0032377.

Subject to the following restrictions and conditions:

1. 2001 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer. Buyer shall be responsible for payment of the 2001 taxes.
2. All matters appearing on the plan of record in Book 2331, page 106, RODC, TN.
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: 131 Stirton Road, Nashville, Tennessee.

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 DAVIDSON COUNTY, TENN.