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: 01/03/06 15:38 2 pgs
Fees:12.00 Taxes:0.00
20060103-0000715

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 3rd day of January, 2006.

NOTARY UBLIC
My Commission Expires: 7-19-08

AMY KUZIO STATE OF TENNESSEE NOTARY PUBLIC 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	81-10-239.00

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:

PARCEL NO. 1 - Map/Parcel 81-10-239.00

Being Lot No. 382 on the Plan of J.J., T.J. and G.W. Harding's Addition, as of record in Plat Book 21, page 80, Register's Office for said County.

Said Lot No. 382 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines, with the northerly margin of an alley, 189 feet to an alley in the rear.

Being the same property conveyed to Jon E. Stark, unmarried, from Victor C. Tyler and wife, Eldreda B. Tyler by Warranty Deed dated August 11, 2000 and recorded in Instrument No.

200008140081419 of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Eaton Family Properties, Gen. Partnership of two persons, James K. Eaton, a/k/a Kenneth Eaton, and wife, Toni C. Eaton, Grantees by Quitclaim Deed from Jon E. Stark of record in Instrument No. 20030402-0043289.

This is improved property also known as 1707 23rd Avenue North, Nashville, Tennessee, 37208.

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

Witness my hand this 3 day of _____, 2006.

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 3rd day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 2-[illegible]-2008

AMY KUZIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.