BOOK 10259 PG 385

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Evergreen Properties 3730 Dickerson Pike, #401 Nashville, Tennessee 37207	Same	41-16 25

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dennis Liggett and wife, Yolanda G. Liggett ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Evergreen Properties, a Tennessee general partnership composed of Terry F. Flatt and Gary B. Gupton ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's successors and assigns, forever.

This is improved property located at 3730 Dickerson Pike #401, Nashville, Tennessee 37207.

And Grantors covenant with Grantee that the Property is free from all encumbrances made or suffered by Grantors, except real estate taxes for 1996, which have been prorated between Grantors and Grantee as of this date, the Easement of record in Book 5713, Page 760, said Register's Office and all matters shown on the Plan of record in Book 4595, Page 40, said Register's Office

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantee, its successors and assigns against the lawful claims of all persons claiming by or through Grantor but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 14th day of November, 1996.

Dennis Liggett
DENNIS LIGGETT

Yolanda G. Liggett
YOLANDA G. LIGGETT

Personally appeared before me, Ronald G. Turner of said County, Dennis Liggett and Yolanda G. Liggett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 1996.

NOTARY PUBLIC

My Commission expires: 11-14-96.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $190,000.00.

Gary B. Guyton
AFFIANT

Subscribed and sworn to before me this the 14th day of November, 1996.

NOTARY PUBLIC

My Commission expires: 7-24-99.

NB0773/02

EXHIBIT "A"

Being Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estate, Section 5, of record in Book 4595, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

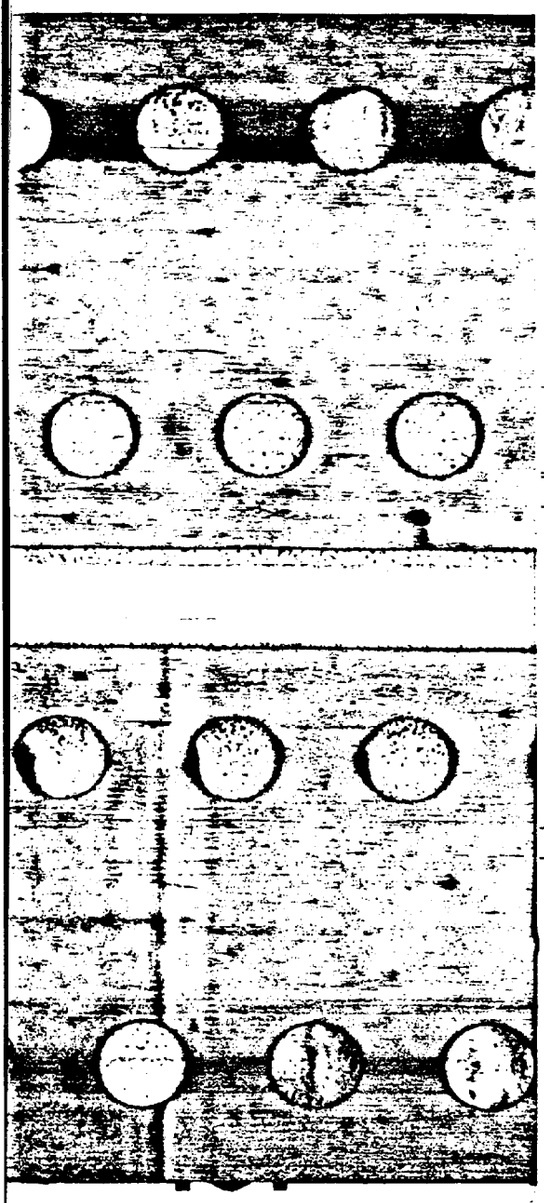
Being the same property conveyed to Dennis Liggett and wife, Yolanda G. Liggett by Deed from the Bank of Goodlettsville, a Tennessee banking corporation, of record in Book 9158, Page 898, said Register's Office.

0246604
IDENTIF. ↑ REFERENCE

96 NOV 14 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NB0773/03

1335 11/14 0101 03CHECK 716.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	716.00
			CHECK	716.00

11/14/96 01 15:12 0001 1335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246604
IDENTIF. ← REFERENCE

96 NOV 14 PM 3:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088221