WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES 4/28/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/07/01 09:03 2pgs
Fees:11.00 Taxes:444.00
20010207-0011918

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERGREEN PROPERTIES	SAME	MAP 41-12
(NAME)	(NAME)	
3730 DICKERSON ROAD		PARCEL 132.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PEGGY A. AKIN, SUCCESSOR TRUSTEE, OF THE COARSEY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 14, 1999, AS AMENDED OCTOBER 18, 1999 AND ON AUGUST 25, 2000 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERGREEN PROPERTIES, A TN GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Resubdivision of the Southerly Portion of Lot 122, Section One, Kemper Heights Subdivision, of record in Instrument No. 20001214-0123066, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to ERMINIA S. COARSEY, TRUSTEE, U/A/D JULY 14, 1999, OF THE COARSEY REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSOR IN TRUST, by Quitclaim Deed of record in Instrument No. 200004270041784, Register's Office for Davidson County, Tennessee. Originally being a portion of the property conveyed to ERMINIA S. COARSEY by Deed of Correction of record in Book 6368, page 663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Peggy A. Akin executes this instrument as Successor Trustee pursuant to The Coarsey Revocable Living Trust Agreement dated July 14, 1999, as amended October 18, 1999, and on August 25, 2000.

unimproved ( )
This is improved (X) property, known as 1046 WESTCHESTER DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of February, 2001

PEGGY A. AKIN, SUCCESSOR TRUSTEE, OF THE COARSEY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 14, 1999, AS AMENDED OCTOBER 18, 1999, AND ON AUGUST 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY A. AKIN, SUCCESSOR TRUSTEE, OF THE COARSEY REVOCABLE LIVING TRUST AGREEMENT DATED JULY 14, 1999, AS AMENDED OCTOBER 18, 1999 AND ON AUGUST 25, 2000 the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 2nd day of February, 2001.

Commission expires 4-28-04

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public