Davidson County DEEDQC
Recvd: 01/07/04 10:33 4pgs
Fees:22.00 Taxes:0.00
20040107-0002513

This Instrument Was Prepared By:
J. Gregory Giffen
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

MAP + PAR
173-1-237

Address New Owner

RG Ventures Real Estate
2020 Fieldstone Parkway, Suite 900
Franklin, TN 37069

Send Tax Bills To:

Same

QUITCLAIM DEED

IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, GREG GIFFEN, KEVIN RAGAN, and LESLIE RAGAN (collectively, the "Grantors"), do hereby quitclaim to RG VENTURES REAL ESTATE, a Tennessee general partnership, Tax I.D. # 20-0296446 ("Grantee"), Grantee's successors and assigns, all of their right, title, and interest, if any, in and to the following described parcel of real estate located in Davidson County, Tennessee, to wit:

See Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 8th day of December, 2003.

Greg Giffen

Kevin Ragan

Leslie Ragan

Being the same property conveyed to Kevin J. Ragan and Wife, Leslie G. Ragan by Warranty Deed dated October 15, 2003 from Travis J. Reed and Wife, Keyaschei N. Reed of record as instrument number 20031020-0154683, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared GREG GIFFEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of December, 2003.

Shelly M. Calhoun
NOTARY PUBLIC

SHELLY M. CALHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

3/27/04

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared KEVIN RAGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of December, 2003.

Laura Herman
NOTARY PUBLIC

LAURA HERMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires:

01/26/05

323713-1

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared LESLIE RAGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of December, 2003.

Laura Herman
NOTARY PUBLIC

My Commission Expires:

01/26/05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

J. D. Griff
Affiant

Sworn to and subscribed before me this 8th day of December, 2003.

Shelly M. Calhoun
Notary Public

My Commission Expires: 3/27/04

SHELLY M. CALHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

323713-1

EXHIBIT A

Property Description

Quitclaim Deed

BEING Lot No. 42, on the Plan of Section V, Monte Carlo, of record in Plat Book 6250, page 383, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Travis J. Reed and wife, Keyaschei N. Reed, by deed from Ralph Stevens and wife, Irene B. Stevens, of record in Book 11244, page 659, Register's Office for said County, dated December 7, 1998.