Davidson County DEEDQC
Recvd: 01/07/04 10:35 4pgs
Fees:22.00 Taxes:0.00
20040107-0002514

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

Address New Owner	Send Tax Bills To:	MAP + PAR
RG Ventures Real Estate 2020 Fieldstone Parkway, Suite 900 Franklin, TN 37069	Same	Map 149-5 Parcel 72

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

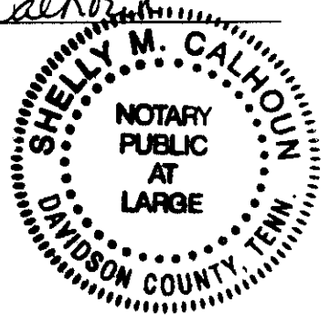
Being the same property conveyed to John G. Giffen by Warranty Deed dated September 12, 2003 from Albert L. Jones and wife, Sergetina R. Jones, of record as Instrument number 20030919-0139072, Register's Office for Davidson County, Tennessee.

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



My Commission Expires:

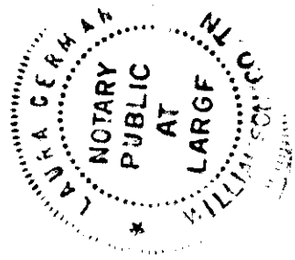
3/27/04

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



My Commission Expires:

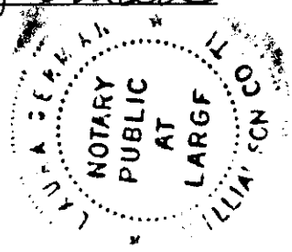
01/26/05

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

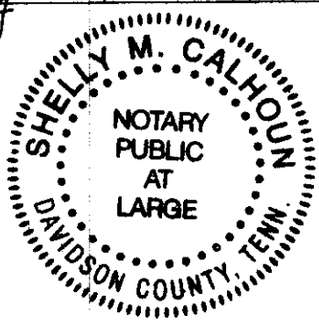
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

J. D. Duff
Affiant

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

Shelly M. Calhoun
Notary Public



My Commission Expires: 3/27/04

323713-1

EXHIBIT A

Property Description

Quitclaim Deed

Being Lot No. 164 on the Plat of Barclay Square, Section 3 of record in Plat Book 4675, page 154, Register's Office, Davidson County, Tennessee.

Said Lot 164 fronts 76 feet on the southerly margin of Barclay Square Drive and extends back 142.02 feet on the westerly line, and 145.51 feet on the easterly line, to a line on the rear on which it measures 36.20 feet.