THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 08/13/04 14:43 2pgs
Fees:12.00 Taxes:0.00
20040813-0098371

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry F. Flatt, et ux 6484 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 41-8 Parcel 31

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between EVERGREEN PROPERTIES, a Tennessee General Partnership, composed of GARY B. GUPTON and TERRY F. FLATT, General Partners, hereinafter referred to as the "GRANTOR", and TERRY F. FLATT and wife, KIM L. FLATT, hereinafter referred to as the "GRANTEES";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, EVERGREEN PROPERTIES, a Tennessee General Partnership composed of GARY B. GUPTON and TERRY F. FLATT, General Partners, the GRANTOR, have this day bargained, sold and quitclaimed unto TERRY F. FLATT and wife, KIM L. FLATT, the GRANTEES, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the Subdivision of J.B. Kennaston's 10.29 acre tract, not of record, described according to a survey made by Harvey Ges, Surveyor, June 8, 1949.

Said Lot No. 1 is described as follows: BEGINNING in the center of Dickerson Road at the southeast corner of the property conveyed to David L. Carver by deed from J.B. Kennaston and wife, of record in Book 1677, page 474, and by deed of correction of record in Book 1680, page 355, Register's Office for said County, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, North 68 deg. 20' West 537.9 feet to an iron pin; thence South 24 deg. 51' West 100.5 feet to an iron pin; thence South 68 deg. 22' East 545.4 feet to the center of the Dickerson Road; thence with the center of said road, North 20 deg. 34' East 100 feet to the beginning.

BEING the same property conveyed to Evergreen Properties by deed from Donna Rawls Crutcher, joined by her husband, David M. Crutcher, recorded as Instrument No. 200005300052956, Register's Office for Davidson County, Tennessee, and corrected by Deed of Correction from Donald M. Carver, an unmarried man, and Donna Rawls Crutcher, individually, and as Executrix of the Estate of Carrie G. Rawls, and David M. Crutcher, individually, the GRANTORS, to Evergreen Properties, a Tennessee General Partnership, composed of Terry F. Flatt, General Partner, and Gary B. Gupton, General Partner, recorded as Instrument No. 20021228-0161475, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

Real Property taxes for the taxable year 2004 will be prorated between the parties as of August 11, 2004, in which case, the GRANTEE will, on or before January 31, 2005, pay to Evergreen Properties, LLC, his share of taxes from August 11, 2004 through December 31, 2004, and Evergreen Properties, LLC will pay the full taxes on or before February 25, 2005.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 11th day of August, 2004.

"GRANTOR"

Evergreen Properties,
a Tennessee General Partnership

GARY B. GUPTON, Partner

TERRY F. FLATT, Partner

"GRANTEES"

TERRY F. FLATT

KIM L. FLATT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terry F. Flatt, General Partner, and Gary B. Gupton, General Partner, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Evergreen Properties, the within named bargainor, a Tennessee general partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal this the 11th day of August, 2004.

HOMER R. AYERS
Notary Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 11th day of August, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE