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 14:44 3pgs
Fees:17.00 Taxes:0.00
20040813-0098372

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Evergreen Properties, LLC 3730 Dickerson Road, Suite 102 Nashville, TN 37207	Same as New Owner	Map 41-16 Parcel 25 Map 41-12 Parcel 132

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, GARY B. GUPTON and TERRY F. FLATT, General Partners, hereinafter referred to as the "GRANTOR", and EVERGREEN PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

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 EVERGREEN PROPERTIES, LLC, a Tennessee Limited Liability Company, the GRANTEE, its successors or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

PARCEL I: 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 the same property conveyed to Evergreen Properties, a Tennessee General Partnership, by deed from Peggy A. Akin, Successor Trustee of the Coarsey Revocable Living Trust Agreement Dated 7/14/99 as amended 10/18/99 and 8/25/00, of record in Instrument No. 20010207-0011918, 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.

The current mailing address for said property is 1046 Westchester Drive, Madison, TN 37115.

PARCEL II: 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 Evergreen Properties, a Tennessee General Partnership, by deed from Dennis Liggett and wife, Yolanda G. Liggett, of record in Book 10259, page 385, 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.

The current mailing address for said property is 3730 Dickerson Road, Nashville, TN 37207.

Real Property taxes for the taxable year 2004 and all prior years, will be paid in full by the GRANTEE, without proration.

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

Partner

TERRY F. FLATT, Partner

"GRANTEE"

Evergreen Properties, LLC

By: GARY B. GUPTON, Chief Manager

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

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary B. Gupton, Chief Manager, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chief Manager of Evergreen Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such chief manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as chief manager.

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

