FILE BOX 57

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| **THIS INSTRUMENT PREPARED BY:**<br>**Hugh W. Entrekin**<br>**TUNE, ENTREKIN & WHITE, P.C.**<br>21st Floor, AmSouth Center<br>315 Deaderick Street<br>Nashville, Tennessee 37238<br>(615) 244-2770 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater for this transfer is $152,535.50.<br>E. Randall Phillips<br>AFFIANT<br><br>Subscribed and sworn to before me, this 24th day of October, 2001.<br>Patricia J. Welch<br>NOTARY PUBLIC<br>NOTARY PUBLIC AT LARGE<br>DAVIDSON COUNTY, TENN.<br>My Commission Expires 7/30/05<br>My Commission Expires JULY 30, 2005 |

**Address New Owners as Follows:**

Randall Phillips Homes, LLC
108 Depot Street, Suite 200
Goodlettsville, TN 37072

**Send Tax Bills To:**

SAME

**Map-Parcel Number:**

Portion of Map 53
Parcel 19

Davidson County DEEDWARR
Recvd: 10/24/01 16:06 3pgs
Fees:18.00 Taxes:564.38
20011024-0116588

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

R&R Builders & Developers, LLC, a Tennessee Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto Randall Phillips Homes, LLC ("Grantee") its successors and assigns, all its right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described in attached Exhibit A attached.

Being a portion of the same property conveyed to R&R Builders & Developers, LLC by deed of record in Book 10585, page 496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current years taxes which are being prorated and assumed by Grantee.

2. Restrictions as contained in Book 10585, page 496, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips Homes, LLC, its successors and assigns, forever.

AND R&R Builders & Developers, LLC, does hereby covenant with the said Randall Phillips Homes, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as stated above.

AND R&R Builders & Developers, LLC does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said Randall Phillips Homes, LLC, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 24th day of October, 2001.

R&R Builders & Developers, LLC

By: _____
Ronald L. Hollingsworth, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronald L. Hollingsworth,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member, authorized to execute this instrument on behalf of R&R Builders & Developers, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such member.

WITNESS my hand and official seal at office on this the 24th day of October, 2001.

_____
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/30/05

My Commission Expires JULY 30, 2005

# EXHIBIT A

Prepared by: Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

## Property Description

portion of
R & R Builders & Developers, L.L.C. Property

Being a 9.218 more or less acre tract of land lying in the 9th Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to R & R Builders & Developers L.L.C. as evidenced by deed of record in Deed Book 10585 page 496, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated November 14, 2000, as follows:

Beginning at an iron pin set in the northerly right-of-way of Joe Pyron Drive at its easterly terminus, said point being the most southeasterly corner of Lot 65 on the plan of Kimbolton, Phase II, of record in Plat Book 6900, page 792, Register's Office Davidson County, Tennessee;

Thence with the easterly line of said plan of Kimbolton, Phase II,
North 27 Degrees 21 Minutes 38 Seconds West a distance of 371.53 feet to a concrete monument (old);
Thence continuing North 28 Degrees 38 Minutes 01 Seconds West a distance of 69.43 feet to a Point;
Thence leaving the easterly line of Kimbolton, Phase II, and with the southerly line of the property conveyed to Randall Phillips Homes, LLC, as evidenced by deed of record at Instrument No. 20001206-0119900, Register's Office Davidson County, Tennessee, the following four calls:
North 62 Degrees 24 Minutes 51 Seconds East a distance of 157.27 feet to an iron pin set;
Thence South 27 Degrees 35 Minutes 09 Seconds East a distance of 35.10 feet to a point;
Thence North 62 Degrees 24 Minutes 51 Seconds East a distance of 50.00 feet to an iron pin set;
Thence North 62 Degrees 24 Minutes 51 Seconds East a distance of 125.00 feet to an iron pin set;
Thence leaving the line of said Randall Phillips Homes Property and with a new line, severing said R&R Builders & Developers Property, the following ten calls:
South 27 Degrees 35 Minutes 09 Seconds East a distance of 370.00 feet to an iron pin set;
Thence North 62 Degrees 24 Minutes 51 Seconds East a distance of 10.00 feet to a point;
Thence South 27 Degrees 35 Minutes 09 Seconds East a distance of 179.15 feet to an iron pin set;
Thence North 66 Degrees 22 Minutes 08 Seconds East a distance of 298.86 feet to an iron pin set;
Thence South 42 Degrees 52 Minutes 22 Seconds East a distance of 241.23 feet to an iron pin set;
Thence South 22 Degrees 25 Minutes 24 Seconds West a distance of 65.83 feet to an iron pin set;
Thence South 52 Degrees 00 Minutes 32 Seconds West a distance of 104.36 feet to an iron pin set;
Thence South 66 Degrees 22 Minutes 08 Seconds West a distance of 360.00 feet to an iron pin set;
Thence South 23 Degrees 37 Minutes 52 Seconds East a distance of 67.32 feet to a point;
Thence South 66 Degrees 22 Minutes 08 Seconds West a distance of 206.00 feet to a point in the easterly line of the afore-mentioned plan of Kimbolton, Phase II;
Thence with said line of Kimbolton, Phase II,
North 23 Degrees 37 Minutes 52 Seconds West a distance of 176.90 feet to a concrete monument (old);
Thence North 26 Degrees 22 Minutes 29 Seconds West, passing a concrete monument found on the southerly right-of-way of Joe Pyron Drive at 254.01 feet, a total distance of 275.82 feet to an iron pin (old);
Thence North 27 Degrees 21 Minutes 38 Seconds West a distance of 33.66 feet to the Point of Beginning, containing 9.218 acres or 401,527 square feet, more or less.