FILE BOX 57

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 21st Floor, AmSouth Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $152,535.60. AFFIANT Subscribed and sworn to before me, this 18th day of October, 2002. NOTARY PUBLIC My Commission Expires: 7/30/05

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

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Randall Phillips Homes, LLC 108 Depot Street, Suite 200 Goodlettsville, TN 37072	SAME	Portion of Map 53 Parcel 19

Davidson County DEEDWARR
Recvd: 10/18/02 11:17 3pgs
Fees:18.00 Taxes:564.38
20021018-0128179

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 18th day of October, 2002.

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 18th day of October 2001.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

My Commission Expires: 7/30/05

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 13.887 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 easterly right-of-way of Cumberland Station Boulevard, said point being the most southwesterly corner of Lot 132 on the plan of Cumberland Station, Section Two, of record at instrument no. 20020903-0105967, Register's Office Davidson County, Tennessee;

Thence with the southerly line of said plan of Cumberland Station, Section Two, the following three calls:
North 66 Degrees 22 Minutes 08 Seconds East a distance of 360.00 to an iron pin set;
Thence North 52 Degrees 00 Minutes 32 Seconds East a distance of 104.36 to an iron pin set;
Thence North 22 Degrees 25 Minutes 24 Seconds East a distance of 65.83 to an iron pin set;
Thence leaving the line of Cumberland Station, Section Two, and with a new line, severing said R & R Builders & Developers Property, the following five calls:
North 74 Degrees 06 Minutes 12 Seconds East a distance of 3.11 to an iron pin set;
Thence South 46 Degrees 37 Minutes 29 Seconds East a distance of 205.57 to a Point;
Thence along a curve to the right having a radius of 590.46 feet through a central angle of 03 Degrees 03 Minutes 28 Seconds, an arc distance of 31.51 feet, said curve having a chord direction of South 44 Degrees 54 Minutes 15 Seconds West and a chord length of 31.51 feet to an iron pin set;
Thence South 43 Degrees 34 Minutes 01 Seconds East a distance of 130.00 to an iron pin set;
Thence South 22 Degrees 45 Minutes 29 Seconds East a distance of 493.80 to a point in the northerly line of the S.E. Evans et ux Property of record in Deed Book 1344, page 445, Register's Office Davidson County, Tennessee;
Thence with the northerly lines of said Evans Property, and the Douglas U. Lang Property of record in Deed Book 7920, page 884, the Barbara C. Newby et al Property of record at instrument no. 20011127-129180 and instrument no. 20011018-113590, and the Madison Civic Club Inc. Property of record in Deed Book 4142, page 260, Register's Office Davidson County, Tennessee,
South 63 Degrees 12 Minutes 22 Seconds West a distance of 806.07 to an iron pin found in the easterly line of Lot 79 on the plan of Kimbolton, Phase Two, 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 Two, the following three calls:
North 23 Degrees 05 Minutes 24 Seconds West a distance of 216.56 to an iron pin found;
Thence North 24 Degrees 45 Minutes 19 Seconds West a distance of 131.14 feet to an iron pin found;
Thence North 23 Degrees 37 Minutes 52 Seconds West a distance of 375.06 feet to a point;
Thence leaving the easterly line of Kimbolton, Phase Two, and with the southerly line of the afore-said plan of Cumberland Station, Section Two,
North 66 Degrees 22 Minutes 08 Seconds East a distance of 206.00 to a point on the easterly margin of Cumberland Station Boulevard;
Thence with said margin of Cumberland Station Boulevard,
North 23 Degrees 37 Minutes 52 Seconds West a distance of 67.32 to the Point of Beginning;
containing 13.887 acres or 604,895 square feet more or less.