FILE BOX 57

Davidson County DEEDWARR
Recvd: 10/24/03 14:14 5pgs
Fees:28.00 Taxes:1128.76

20031024-0157410

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 $305,071.20

E. Randall Phillips II
AFFIANT

Subscribed and sworn to before me, this 23rd day of October 2003.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: [illegible]

PATTY J. WELCH NOTARY PUBLIC AT DAVIDSON COUNTY, TN
My Commission Expires JULY 30, 2006

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

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 23rd day of October, 2003.

R&R Builders & Developers, LLC

By: _____
Ronald L. Hollingsworth, Chief Manager

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 Chief Manager, authorized to execute this instrument on behalf of R&R Builders & Developers, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

WITNESS my hand and official seal at office on this the 23rd day of October, 2003.

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JULY 30, 2005

Exhibit A

Page 1 of 3

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
Proposed Section Four
Cumberland Station

Being a 7.611 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, said point being the most northeasterly corner of Lot 201 on the plan of Cumberland Station, Section Two, of record at instrument no. 20020903-0105967, Register's Office Davidson County, Tennessee;

Thence with the easterly lines of said plan of Cumberland Station, Section Two, and the plan of Cumberland Station, Section One, of record at instrument no. 20011009-0109759, Register's Office Davidson County, Tennessee; the following two calls:
North 27 Degrees 35 Minutes 09 Seconds West a distance of 490.00 to an iron pin set;
Thence North 19 Degrees 31 Minutes 42 Seconds West a distance of 334.27 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 seven calls:
North 70 Degrees 33 Minutes 08 Seconds East a distance of 141.94 to an iron pin set;
Thence North 19 Degrees 26 Minutes 52 Seconds West a distance of 14.45 to a point;
Thence North 70 Degrees 33 Minutes 08 Seconds East a distance of 175.00 to an iron pin set;
Thence South 30 Degrees 07 Minutes 15 Seconds East a distance of 305.28 to an iron pin set;
Thence South 18 Degrees 04 Minutes 45 Seconds East a distance of 400.55 to a point;
Thence South 27 Degrees 35 Minutes 09 Seconds East a distance of 221.52 to a point;
Thence South 26 Degrees 02 Minutes 39 Seconds East a distance of 68.64 to a point in the westerly line of said plan of Cumberland Station, Section Two;
Thence with the westerly line of said plan of Cumberland Station, Section Two, the following three calls:
South 66 Degrees 22 Minutes 08 Seconds West a distance of 298.86 to an iron pin set;
Thence North 27 Degrees 35 Minutes 09 Seconds West a distance of 179.15 feet to a point;
Thence South 62 Degrees 24 Minutes 51 Seconds West a distance of 10.00 feet to the Point of Beginning;
containing 7.611 acres or 331,541 square feet more or less.

Ex A

Page 2 of 3

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
Proposed Section Six
Cumberland Station

Being a 7.856 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 on the northerly margin of Cheyenne Court, said point being the most southeasterly corner of Lot 223 on the plan of Cumberland Station, Section One, of record at Instrument No. 20011009-0109759, Register's Office Davidson County, Tennessee;
Thence with the common line of the herein-described tract and said plan of Cumberland Station, Section One, the following three calls:
North 17 Degrees 20 Minutes 55 Seconds West a distance of 175.90 feet to an iron pin;
Thence North 26 Degrees 41 Minutes 55 Seconds East a distance of 64.85 feet to an iron pin;
Thence North 70 Degrees 33 Minutes 08 Seconds East a distance of 287.71 feet to a point in the westerly line of the Alvin R. Hawkins et al Property of record in Deed Book 7060 page 547, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Hawkins et al Property,
South 46 Degrees 33 Minutes 18 Seconds East a distance of 446.63 feet to an iron pin (old);
Thence continuing South 48 Degrees 20 Minutes 10 Seconds East a distance of 194.84 feet to a Point;
Thence with a new line, severing said R & R Builders Property, the following six calls:
South 72 Degrees 57 Minutes 55 Seconds West a distance of 269.23 feet to a Point;
Thence South 25 Degrees 55 Minutes 27 Seconds West a distance of 118.94 feet to an iron pin;
Thence South 19 Degrees 26 Minutes 52 Seconds East a distance of 120.00 feet to an iron pin;
Thence South 70 Degrees 33 Minutes 08 Seconds West a distance of 175.00 feet to an iron pin;
Thence South 19 Degrees 26 Minutes 52 Seconds East a distance of 14.45 feet to an iron pin;
Thence South 70 Degrees 33 Minutes 08 Seconds West a distance of 141.94 feet to an iron pin set in the easterly line Lot 214 on the afore-said plan of Section One, Cumberland Station;
Thence with the easterly line of Section One, Cumberland Station, the following four calls:
North 19 Degrees 31 Minutes 42 Seconds West a distance of 242.15 feet to an iron pin;
Thence North 08 Degrees 21 Minutes 17 Seconds West a distance of 180.00 feet to an iron pin;
Thence North 17 Degrees 20 Minutes 55 Seconds West a distance of 135.17 feet to an iron pin;
Thence South 72 Degrees 39 Minutes 05 Seconds West a distance of 7.21 feet to the Point of Beginning, containing 7.856 acres or 342,217 square feet more or less.

Ex A

Page 3 of 3

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 0.074 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 most northwesterly corner of the Randall Phillips Homes L.L.C. property, of record at instrument no. 20021018-128179, Register's Office Davidson County, Tennessee;

Thence leaving the line of said Randall Phillips Homes, L.L.C. property; and with a new line, severing said R & R Builders & Developers Property, the following three calls:
North 69 Degrees 04 Minutes 39 Seconds East a distance of 14.07 to a point;
Thence South 48 Degrees 28 Minutes 56 Seconds East a distance of 149.26 to a point;
Thence along a curve to the right having a radius of 590.46 feet through a central angle of 01 Degrees 51 Minutes 27 Seconds, an arc distance of 19.14 feet, said curve having a chord direction of South 42 Degrees 26 Minutes 48 Seconds West and a chord length of 19.14 feet to a point in the most easterly corner of said Randall Phillips Homes L.L.C. property;
Thence with the northeasterly line of said Randall Phillips Homes, L.L.C. property; North 46 Degrees 37 Minutes 29 Seconds West a distance of 205.57 to the Point of Beginning;
containing 0.074 acres or 3,211 square feet more or less.