PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, TN 37027
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Davidson County DEEDWARR
Recvd: 02/23/04 13:35 3pgs
Fees:18.00 Taxes:1202.50
20040223-0020308

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: Title No: 45350

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
RKP, LLC 629 Post Oak Circle Brentwood, Tennessee 37027	Same

TAX MAP-PARCEL NUMBERS: 145-10-051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara E. Mayo,unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **RKP, LLC, a Tennessee limited liability comapny** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A small tract of land in the 7th Civil District of Davidson County, Tennessee, and being Lot No. 4 on the Unrecorded Map of the J. E. Tucker Subdivision, and described as follows:

Beginning at a point in the center line of Otter Creek Road at the corner of Lots Nos. 4 and 5; thence with the line between said lots, North 11 ½ degrees East, 683 1/3 feet to the south margin of the property formerly owned by H. Overton; thence with what was H. Overton's South line, easterly 250 feet to the northwest corner of Lot No. 1, 2 and 3, southerly 675 feet to the center line of Otter Creek Road; thence with the center line of same 85 ¼ degrees West, 250 feet to the beginning, together with and subject to a utility line easement of record in Book 3898, page 312, said Register's Office.

Being the same property conveyed to Julian H. Mayo and wife, Sara E. Mayo by deed from Philip G. Speer and wife, Evola Louise Speer of record in Book 1786, page 77, Register's Office for Davidson County, Tennessee. The said Julian H. Mayo has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Title to that portion of the premises embraced within the bounds of Otter Creek Road; Utility Line Easement granted to Julian H. Mayo and wife, Sara Mayo by instrument of record in Book 3898, page 312, said Register's Office. .

This instrument is executed on behalf of Sara E. Mayo by William (Fuzzy) Lee Mayo, II as Attorney in Fact pursuant to a Power of Attorney of record in Instrument Number 20030220-0022444, said Register's Office. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1224 Otter Creek Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 2004 .

Sara E Mayo
by William (Fuzzy) Lee Mayo II

Sara E. Mayo By: William (Fuzzy) Lee Mayo, II, Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Sworn and subscribed before me this 17th day of February, 2004.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **William (Fuzzy) Lee Mayo, II** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sara E. Mayo** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2004

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Sara E. Mayo,unmarried

TO: RKP, LLC

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William (Fuzzy) Lee Mayo, II

William (Fuzzy) Lee Mayo, II, Affiant

Sworn to and subscribed before me this

17th day of February, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007