Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
AKAL Land Holding, Inc. 2027 Highway 41 South Greenbrier, TN 37073	Map 7, Parcel 17	New Owner
This instrument prepared by: Edwin E. Wallis, Jr., Moss, Benton & Wallis, PLLC325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897		
After recording, please return by mail to: Moss, Benton & Wallis, PLLC (EEW)325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **BARBARA KEMPER FERGUSON, JOHN THOMAS KEMPER, JR. and WILLIAM MONTGOMERY KEMPER, devisees under the Last Will and Testament of Isabelle Lassister Kemper, deceased** (the "Grantor"), has bargained and sold, and by these presents quitclaim and convey to **AKAL LAND HOLDING, INC., a Tennessee Corporation** (the "Grantee"). This is improved property, known as 1630 Springfield Highway, Goodlettsville, Tennessee:

Beginning at a point in the center of the Old Dickerson Pike, the northeast corner of the P. H. Lewis tract and in the west line of J. D. Greer's land; thence with the center of the said pike north 34 degrees 45' West 737.5 feet to a point in the center of the pike, at J. E. Greer's southeast comer; thence along Greer's south line and crossing Highway No. 41-E and entering Baker Station Road, south 70 degrees 0' West 561 feet to a stake in Coggins' east line. Curtis J. Greer's southwest corner, thence with Coggins' east line and Walter Davis' east line, south 2 degrees 25' west 470.25 feet to the southeast corner of the Walter Davis tract; thence along Davis' south line north 83 degrees 0' west 528 feet to the southeast corner of the William Jones tract; thence along William Jones' south line south 63 degrees 3D' west 333.66 feet to a stake in the east line of William Henry Jones' land; thence along said Jones' east line and the east line of George Jenkins' land, south 18 degrees 15 east 669 feet to a stake in Jenkins' line; thence along said Jenkins' line and crossing a log road and along Clint Fox's north line and the north line of the Luton Chapel Church Lot, north 73 degrees 0' east 1716 feet to a point in the center of Mansker's Creek where a drain enters said creek; thence along the center of said Mansker's Creek as follows:

North 40 degrees 15' west 123.6 feet; north 13 degrees 30' west 86.5 feet; north 20 degrees 15' west 65 feet to a point, being P. H. Lewis' northwest corner; thence along the said Lewis' north line, north 62 degrees 30' east 66 feet to the point of beginning containing 30 acres, more or less.

Being the same property conveyed to J. T. Kemper and wife, Isabelle Lassiter Kemper by deed from Albert D Haley and wife, Ola Lee Haley of record in Book 1345, page 690, Register's Office for Davidson County, Tennessee. The said J. T. Kemper died on April 29, 1990, predeceasing his wife, Isabelle Lassister Kemper. The said Isabelle Lassister Kemper died on April 24, 2003, and by her Last Will and Testament she devised the subject property to her children, Barbara Kemper Ferguson, John Thomas Kemper, Jr., and William Montgomery Kemper.

Davidson County DEEDWARR
Recvd: 10/05/04 11:37 4pgs
Fees:23.00 Taxes:1480.00
20041005-0119715

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, restrictions, rights, encumbrances, and other matters set forth in Exhibit A attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

EXECUTED to be effective the 29th day of September, 2004.

GRANTOR:

By: Barbara Kemper Ferguson
BARBARA KEMPER FERGUSON
devisee under the Last Will and Testament of Isabelle Lassister Kemper, deceased

By: John Thomas Kemper Jr.
JOHN THOMAS KEMPER, JR.,
devisee under the Last Will and Testament of Isabelle Lassister Kemper, deceased

By: William M. Kemper
WILLIAM MONTGOMERY KEMPER,
devisee under the Last Will and Testament of Isabelle Lassister Kemper, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of September, 2004, before me personally appeared Barbara Kemper Ferguson, John Thomas Kemper, Jr. and William Montgomery Kemper, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND, at office, on the day and date above written.

EDWIN E. WALLIS, JR. NOTARY PUBLIC AT LARGE TN MADISON COUNTY

Notary Public

My Commission Expires: 11/8/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00 .

Affiant

Subscribed and sworn to before me this29th day of September, 2004.

Notary Public

My Commission Expires: 11/19/07

EDWIN WALLIS, JR. NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

F:\AKAL LAND HOLDING\GOODLETTSVILLE\WARRANTY DEED

EXHIBIT "A"

1. Taxes for the year of 2004 a lien, not yet due and payable.

2. Easement for drainage facility of record in Book 6121, page 652, Register's Office for Davidson County, Tennessee.

3. Lease and Mining Agreement of record in Book 4291, Page 872, said Register's Office.

4. Subject to the flow of any creeks, streams or branches.

5. Title to that portion of the property embraces within the bounds of any streets, roads or highways.