Box 57

Davidson County DEEDWARR
Recvd: 10/18/04 08:38 3pgs
Fees:18.00 Taxes:564.38

20041018-0124592

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 15 day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

YVONNE MORGAN 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

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 15th day of October, 2004.

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 15 day of October, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 7-30-05

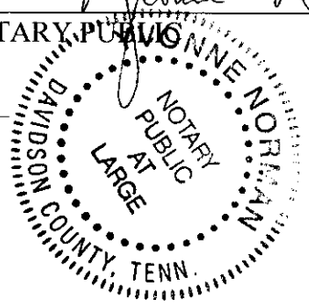


EXHIBIT A

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
Proposed Section Five
Cumberland Station

Being a 15.008 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 at the most northeasterly corner of lot 140 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 line of the plan of the property conveyed to Randall Phillips Homes, LLC as evidenced by deed of record at Instrument No. 20031024-0157410, Register's Office Davidson County, Tennessee, (said property being proposed Sections Four and Six of Cumberland Station), the following seven calls:
North 26 Degrees 02 Minutes 39 Seconds West a distance of 68.64 feet to an iron pin;
Thence North 27 Degrees 35 Minutes 09 Seconds West a distance of 221.52 feet to an iron pin;
Thence North 18 Degrees 04 Minutes 45 Seconds West a distance of 400.55 feet to an iron pin;
Thence North 30 Degrees 07 Minutes 15 Seconds West a distance of 305.28 feet to an iron pin;
Thence North 19 Degrees 26 Minutes 52 Seconds West a distance of 120.00 feet to an iron pin;
Thence North 25 Degrees 55 Minutes 27 Seconds East a distance of 118.94 feet to an iron pin;
Thence North 72 Degrees 57 Minutes 55 Seconds East a distance of 269.23 feet to an old iron pin found in the westerly line of the Alvin R. Hawkes et al property of record in Deed Book 7060 page 547, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Hawkes Property,
South 46 Degrees 27 Minutes 09 Seconds East a distance of 962.06 feet to an old iron pin;
Thence with a new line, severing said R & R Builders & Developers Property, the following four calls:
South 30 Degrees 35 Minutes 49 Seconds West a distance of 493.33 feet to a Point;
Thence South 48 Degrees 01 Minutes 17 Seconds West a distance of 120.00 feet to a Point;
Thence along a curve to the left having a radius of 795.00 feet, through a central angle of 01 Degrees 02 Minutes 59 Seconds, an arc distance of 14.57 feet, said curve having a chord direction of South 42 Degrees 30 Minutes 12 Seconds East and a chord length of 14.57 feet to a point;
Thence South 46 Degrees 58 Minutes 18 Seconds West a distance of 181.59 feet to a Point in the easterly line of Lot 139 on the afore-said plan of Cumberland Station, Section Two;
Thence with the easterly line of said plan of Cumberland Station, Section Two,
North 42 Degrees 52 Minutes 22 Seconds West a distance of 137.17 feet to the Point of Beginning, containing 15.008 acres or 653,743 square feet more or less.