Address New Owner: Regent Land, LLC	Map-Parcel Numbers:	Send Tax Bills To:
P.O. Box 271 Antioch, TN 37011	094-00-0-082.00 094-00-0-084.00	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Thomas Peek, Co-Executor of the Estate of Jennie B. Peek (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Regent Land, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year, which have been prorated between the parties.

This is approximately 14.74 acres of property located near the intersection of Spence Lane and Lebanon Pike, Davidson County, Tennessee, which contains one single family residence and one outbuilding.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth on Exhibit B, which is attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

Davidson County DEEDWARR
Recvd: 11/03/05 16:12 4 pgs
Fees:23.00 Taxes:3145.00
20051103-0133519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Thomas A Peek
Affiant

Subscribed and sworn to before me this 24th day of October, 2005.

Catherine A. Evans
Notary Public

My Commission Expires: Jan 28, 2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24th day of October, 2005.

ESTATE OF JENNIE B. PEEK

By: Thomas Peek, Co-Executor of the Estate of Jennie B. Peek

Thomas A Peek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cynthia A. Evans Notary Public, Thomas Peek, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Co-Executor of the Estate of Jennie B. Peek and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at office, this 24th day of October, 2005.

Cynthia A. Evans

Notary Public

My Commission Expires: January 26, 2008

CYNTHIA A. EVANS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit A

LAND in Davidson County, Tennessee, being more described as follows:

Beginning at an iron rod situated in the southerly margin of Lebanon Pike, said point also being the northeast corner of the Lebanon Road Shell, LLC of record as Instrument No. 20050106-0002099, R.O.D.C., TN.

Thence, along said road N 81° 35' 16" E, a distance of 203.34 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 20° 55' 53", a radius of 929.29 feet, a tangent of 171.66 feet, a length of 339.49 feet and having a chord which bears S 87° 56' 48" E, a distance of 337.61 feet to an iron rod;

Thence, along said road, S 77° 28' 52" E, a distance of 233.01 feet to a concrete monument;

Thence, leaving said road, S 13° 26' 42" W, a distance of 226.00 feet to an iron rod;

Thence, S 10° 28' 18" E, a distance of 174.00 feet to an iron rod;

Thence, S 08° 58' 18" E, a distance of 300.00 feet to an iron rod;

Thence, S 09° 58' 18" E, a distance of 265.00 feet to an iron rod;

Thence, N 82° 32' 20" W, a distance of 632.00 feet to an iron rod;

Thence, N 06° 21' 56" E, a distance of 475.00 feet to an iron rod;

Thence, N 81° 59' 41" W, a distance of 440.76 feet to an iron rod situated in the easterly margin of Spence Lane;

Thence, along said road, N 07° 47' 07" E, a distance of 201.50 feet to an iron rod;

Thence, leaving said road, N 81° 31' 11" E, a distance of 130.89 feet to an iron rod;

Thence, N 06° 11' 59" E, a distance of 147.49 feet to the point of beginning and containing 642,231.417 square feet or 14.744 acres of land.

Being part of the same property conveyed to J. E. Peek and wife, Jennie B. Peek by deed's of record in Book 669, page 68, Book 898, page 157, Book 769, page 118 and Book 739, page 143, Register's Office for Davidson County, Tennessee, the interest of J. E. Peek having been vested in Jennie Brent Peek, as to a portion and Jennie Brent Peek, a life estate with the remainder to Martha Peek, James Peek, Robert Peek and Thomas Peek, as to the remaining portion by decree filed with the Chancery Court at Nashville, Part II, Rule No. 53516. Also being part of the same property conveyed to Mrs. Jennie B. Peek by deed of record in Book 1450, page 283, said Register's Office, the said Jennie B. Peek having since died. The Will of Jennie B. Peek filed with the Davidson County Probate Court Clerk's Office in Probate No. 02P-858 devised the subject property to Martha Peek Lawrence, Robert Brent Peek, Thomas A. Peek and James E. Peek.

NOTE: This is not the usual place of residence for the Grantor.

Exhibit B

1. Easement for electric power line granted to Tennessee Electric Power Company, of record in Book 437, page 45, Register's Office for Davidson County, Tennessee.

2. Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek, of record in Book 1814, page 597, Register's Office for Davidson County, Tennessee.

3. Easement for water main as set out in Book 722, page 271, Register's Office for Davidson County, Tennessee.

4. Slope Easement of record in Book 5015, page 699, Register's Office for Davidson County, Tennessee.

5. Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek, of record in Book 1814, page 594, Register's Office for Davidson County, Tennessee.

6. Easement for right-of-way of Lebanon Pike granted to the State of Tennessee, of record in Book 2704, page 419, Register's Office for Davidson County, Tennessee.

7. Easement for electric power line granted to Tennessee Electric Power Company, of record in Book 437, page 54, Register's Office for Davidson County, Tennessee.

8. Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek and Thomas Peek, of record in Book 2026, page 616, Register's Office for Davidson County, Tennessee.

9. Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor), of record in Book 7672, Page 112, Register's Office for Davidson County, Tennessee. This Agreement contains restrictions as to the use of advertising.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, Register's Office for Davidson County, Tennessee.

11. Slope Easements of record in Book 5451, page 769, Register's Office for Davidson County, Tennessee.

12. Drainage Easement of record in Book 5451, page 769, Register's Office for Davidson County, Tennessee.