FOR RECORDING PURPOSE

LITC FILE NO. 57876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $120,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 7-28-06

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-22-08

PAMELA D. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 22, 2008

Davidson County DEEDWARR
Recvd: 07/28/06 14:56 3 pgs
Fees:18.00 Taxes:444.00
20060728-0091726

PICK-UP

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 950, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
RKP, LLC, a Tennessee limited liability company 629 Post Oak Circle Brentwood, TN 37027	Same	162-00-0-055.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JANIE G. BROADHEAD, WILBURN NEAL PEARRE AND JOAN LONG

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

RKP, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

PERMITTED ENCUMBRANCES:
Real estate taxes for the year 2006 and subsequent years.

THIS IS (___) IMPROVED (XX) UNIMPROVED PROPERTY KNOWN AS: 91 TUSCULUM ROAD, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this date: July 28, 2006

Janie G. Broadhead

Janie G. Broadhead

Wilburn Neal Pearre

Wilburn Neal Pearre

Joan Long

Joan Long
by Alberta Pearre as Attorney-in-Fact - Power of Attorney recorded in 20060317-0031261

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie G. Broadhead, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006.

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/08

My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilburn Neal Pearre, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006.

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/08

My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this 28th day of July, 2006, before me personally appeared Alberta Pearre, to me known to be the person who executed the foregoing instrument on behalf of Joan Long and who acknowledged that she executed the same as the free act and deed of the said Joan Long.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006.

PAMELA WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/08

My Commission Expires MAR. 22, 2008

EXHIBIT A - LEGAL DESCRIPTION

Property identified by Davidson County Tax Assessor's Office as Map and Parcel No. 162-00-0-055.00, containing 4.45 acres, more or less and being commonly identified as 91 Tusculum Road, Antioch, Tennessee 37013-3618.

Land in the Fifth Civil District of Davidson County, Tennessee, described according to a boundary survey made by J. L. Murphy, Jr., Surveyor, dated January 28, 1959, as follows:

Beginning at a spike in the center line of Tusculum Road at the northeast corner of a tract conveyed to Clyde C. Hill and wife, by deed of record in Book 1540, page 365, Register's Office; thence with Hill's line, South 9 deg. 43' East 1138.47 feet to an iron pin; thence South 16 deg. 54' West 564.51 feet to an iron pin; thence North 87 deg. 51' West 161.19 feet to an iron pin; thence North 49 deg. 36' West 321.87 feet to an iron pin; thence North 85 deg. 05' West 502.09 feet to an iron pin at the southeast corner of a 2.25 acre tract conveyed to W. G. Payne and wife, by deed of record in Book 2248, page 33; thence with said Payne's east line, North 24 deg. 05' East 268.04 feet to an iron pin; thence North 82 deg. 29' West 438.97 feet to a spike in the centerline of Benzine (Benzing) Road; thence North 24 deg. 19' East 421.82 feet to a hub; thence North 54 deg. 22' East 501.65 feet to a spike; thence North 34 deg. 31' East 417.81 feet to a spike in the centerline of Tusculum Road; thence with the centerline of said Tusculum Road; North 78 deg. 06' East 394.32 feet to the point of beginning, containing 31.37 acres, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is that 26.95 acres now know as Tax Map and Parcel No. 162-00-0-056.00 conveyed to Clara M. Baker by Warranty Deed recorded in Book 3104, page 263, said Register's Office, described as follows:

Beginning at a point in the center line of Tusculum Road, the same being N 78 deg. 06' E and 194.32 feet from the center of Benzing Road; thence N 78 deg. 06' E along the center of Tusculum Road 200 feet to a spike in the center of said road; thence S 9 deg. 43' E 1138.47 feet to an iron pin; thence S 16 deg. 54' W 564.51 feet to an iron pin; thence N 27 deg. 51' W 161.19 feet to an iron pin; thence N 49 deg. 36' W 321.87 feet to an iron pin; thence N 85 deg. 05' W 502.09 feet to an iron pin; thence N 24 deg. 05' E 286.04 feet to an iron pin; thence N 82 deg. 29' W 438.97 feet to a spike in the center of Benzing Road; thence along the center of said road N 24 deg. 19' E 421.82 feet to a point; thence N 54 deg. 22' E 501.65 feet to a spike; thence N 34 deg. 31' E 196.81 feet to a spike in the center of said road; thence S 13 deg. 20' E 468.62 feet to an iron pin; thence N 78 deg. 06' E 321.77 feet to an iron pin; thence N 9 deg. 43' W 625 feet to a point in the center of Tusculum Road, the same being the point of beginning and containing 27 acres +/-.

INCLUDED in the above description but EXCLUDED from this conveyance is that land awarded to The Metropolitan Government of Nashville and Davidson County, Tennessee by Order recorded in Book 4485, page 653, said Register's Office, as described as follows:

A strip of parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, described according to a survey made by the Engineering Division of the Public Works Department of said Government, know as Project 63-R-106, Tusculum Road.

Beginning at a point on the present South margin of Tusculum Road at the corner of the property conveyed to Clara M. Barker, by deed in Book 3104, page 263, Register's Office for said County; thence South 13 deg. 20' East 12 feet to a point on the new relocated South margin of Tusculum Road; thence South 79 deg. 05' West 4 feet along the new relocated South margin of Tusculum Road to the beginning of a curve; thence Northwestwardly 149 feet along a curve on the new relocated South margin of Tusculum Road to a point; thence Southwestwardly 4276 feet along the arch of a 25-foot radius to a point on the new relocated East margin of Benzing Road; thence south 34 deg. 31' West 56 feet along the new relocated East margin of Benzing Road to a point; thence North 55 deg. 29' West 8.5 feet to a point on the present East margin of Benzing Road; thence North 34 deg. 31' West 70 feet along the present East margin of Tusculum Road; thence North 78 deg. 06' East 188 feet along the present South margin of Tusculum Road to the point of beginning and containing 1750 square feet, more or less.

Being part of the property conveyed to Clyde C. Hill and wife, Frances Roller Hill, by Warranty Deed of record in Book 2884, page 425 and by County Clerk's Deed of record in Book 2884, page 571, both in the Register's Office for Davidson County, Tennessee, described below:

The said Frances Roller Hill a/k/a Frances Pauline Hill died October 2, 1960.

The said Clyde C. Hill subsequently married Mrs. Selma Irene Vaden Hill who died October 20, 1973.

The said Clyde C. Hill died March 27, 2001. Last Will and Testament of Clyde C. Hill of record in Docket No. 01P1116, Davidson County Probate Court Clerk's Office devising subject property to Janie G. Broadhead, Wilburn Neal Pearre and Joan Long. Said Probate Estate was closed by Order dated April 28, 2003, signed by Robert High Bradshaw, Jr., Probate Master. (NOTE: Wilburn Neal Pearre's name was incorrectly spelled Wilbur Neil Perry in the Will but correctly referenced in the Petition to Probate and Grant Letters of Testamentary.)