Davidson County DEEDWARR
Recvd: 09/18/06 08:57 4 pg:
Fees:23.00 Taxes:468.98

20060918-0114868

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700, 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 $126,750.00

AFFIANT

Subscribed and sworn to before me, this 14 day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 1-23-2010

MARGARET L. SAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 23 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Phillips Builders, 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 Phillips Builders, LLC, a Tennessee limited liability company ("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 Phillips Builders, LLC, its successors and assigns, forever.

AND R&R Builders & Developers, LLC, does hereby covenant with the said Phillips Builders, 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 Phillips Builders, LLC, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 14 day of September, 2006.

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 14 day of September, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 1/23/10

MARGARET L. SAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Prepared By: Anderson, Delk, Epps & 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 Seven
Cumberland Station

Being a 10.375 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 April 21, 2006, as follows:

Beginning at an iron pin set on the easterly margin of Pawnee Trail, said point being the most southwesterly corner of lot 82 on the plan of Cumberland Station, Section Five, of record at Instrument No. 20060118-0006553, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said plan of Cumberland Station, Section Five,
Thence North 48 Degrees 01 Minutes 17 Seconds East a distance of 120.00 feet to a Point;
Thence North 30 Degrees 35 Minutes 49 Seconds East a distance of 493.33 feet to a point 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, the following two calls:
South 41 Degrees 36 Minutes 26 Seconds East a distance of 163.00 feet to a Point;
Thence South 53 Degrees 02 Minutes 28 Seconds East a distance of 217.43 feet to a Point;
Thence with a new line, severing said R & R Builders & Developers Property, the following four calls:
South 16 Degrees 37 Minutes 53 Seconds West a distance of 536.21 feet to a Point;
Thence South 73 Degrees 22 Minutes 07 Seconds East a distance of 20.47 feet to a Point;
Thence South 16 Degrees 37 Minutes 53 Seconds West a distance of 175.00 feet to a Point;
Thence South 09 Degrees 16 Minutes 01 Seconds West a distance of 494.56 feet to a Point;
Thence with the easterly line of an open space tract on the plan of Cumberland Station, Section Three, of record at Instrument No. 20031006-0146888, Register's Office Davidson County, Tennessee
North 22 Degrees 45 Minutes 29 Seconds West a distance of 493.80 feet to an iron pin;
Thence with the northeasterly line of Lot 56 on said plan of Cumberland Station, Section Three,
North 43 Degrees 34 Minutes 01 Seconds West a distance of 130.00 feet to an iron pin:
Thence with the southeasterly margin of Grants Pass, along a curve to the left having a radius of 590.46 feet through a central angle of 04 Degrees 54 Minutes 55 Seconds, an arc distance of 50.65 feet,
said curve having a chord direction of North 43 Degrees 58 Minutes 32 Seconds East and a chord length of 50.64 feet to an iron pin;
Thence crossing Grants Pass at its northeasterly terminus and continuing with the northeasterly line of Lot 123 on the plan of Lot 123, Section Three, Cumberland Station, of record at Instrument No. 20040116-0006980, Register's Office Davidson County, Tennessee,
North 48 Degrees 28 Minutes 56 Seconds West a distance of 199.26 feet to an iron pin;
Thence South 69 Degrees 04 Minutes 39 Seconds West a distance of 14.07 feet to an iron pin;
Thence North 74 Degrees 06 minutes 12 Seconds West a distance of 3.11 feet to an iron pin;

Thence with the easterly line of Cumberland Station, Section Two, of record at Instrument No. 20020903-0105967, Register's Office Davidson County, Tennessee,
North 42 Degrees 52 Minutes 22 Seconds West a distance of 104.06 feet to an iron pin;
Thence with the line of the afore-said plan of Cumberland Station, Section Five,
North 46 Degrees 58 Minutes 18 Seconds East a distance of 181.59 feet to a point;
Thence along a curve to the right 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 North 42 Degrees 30 Minutes 12 Seconds West and a chord length of 14.57 feet to the Point of Beginning, containing 10.375 acres or 451,938 square feet more or less.