Davidson County DEEDWARR
Recvd: 06/12/07 13:37 3 pgs
Fees:18.00 Taxes:12950.00

20070612-0070417

This instrument must be recorded in the Register's Office of the County where the property below is located.

Name and Address of Owner:	Map and Parcel Numbers
Century Development, LLC 163 Business Park Dr., Ste. 5 Lebanon, TN 37087	044-0 00 026.00
Name and Address of Persons Responsible for Taxes:	**This Instrument Prepared On Information Furnished by the Parties**
Same as above	O'Mara & Johnson, P.L.L.C. Attorneys at Law 317 West Spring Street Cookeville, TN 38501 (931) 526-8812

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

CP CONSTRUCTION, LLC, a Tennessee Limited Liability Company

hereinafter referred to as "Grantor", whether one or more, has this day bargained and sold and does hereby transfer and convey all my right, title and interest unto

CENTURY DEVELOPMENT, LLC, a Tennessee Limited Liability Company

its successors and representatives, hereinafter referred to as "Grantee", whether one or more, all their right, title and interest in and to certain real estate described as follows, to-wit:

Being a tract of land in the 11th Councilmanic District of Davidson County, TN, and a portion of that property conveyed to Old Hickory Credit Union by Book 8208, Page 528, said Register's Office and more accurately described according to a survey dated 08/27/01 by Tommy E. Walker, Registered Land Surveyor No. 1465, as follows:

BEGINNING at an iron pin in the Northerly margin of Robinson Road, said pin being the most Southerly corner of the herein-described tract and a common corner to that property conveyed to Edward Gayle Robinson, et ux (Book 6973, Page 990, RODC, TN); thence with said margin and a curve to the right (R = 1392.40', I = 19 deg. 17 min. 13 sec., LC = 466.50' CB = N 33 deg. 13 min. 10 sec. West) for a curve distance of 468.71 feet to an iron pin; thence North 25 deg. 00 min. 16 sec. West 79.34 feet to an iron pin; thence North 17 deg. 46 min. 44 sec. West 334.18 feet to an iron pin in the Southeasterly margin of Industrial Drive; thence with the same North 13 deg. 15 min. 51 sec. East 312.23 feet to an iron pin; thence now leaving said margin South 44 deg. 36 min. 55 sec. East 243.93 feet to an iron pin; thence North 55 deg. 46 min. 45 sec. East 363.15 feet to an iron pin in the Southwesterly line of Old Hickory, TN/AHPC (Book 9954, Page 178, RODC, TN); thence with the same South 44 deg. 36 min. 55 sec. East 503.23 feet to an iron pin in the Northwesterly line of Maude R. Hopkins, et al. (Book 6727, Page 496, RODC, TN); thence South 19 deg. 51 min. 15 sec. West 455.98 feet to a railroad rail corner; thence South 46 deg. 55 min. 29 sec. West 480.10 feet to the point of beginning, containing 13.997 acres, more or less.

The previous and last conveyance and/or Grantors' source of equitable interest for the property hereinabove described is: By a Warranty Deed from Old Hickory Credit Union to CP Construction, LLC recorded as Instrument No. 20061005-0123731 in the Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION: This is the same description as the previous and last conveyance.

All property taxes assessed prior to 2007 shall be paid by Grantor. The 2007 property taxes and/or assessments shall be prorated between Grantor and Grantee as of the date of this deed, and Grantee shall be responsible for all such taxes and/or assessments thereafter.

The preparer of this instrument shall not be responsible to Grantor or Grantee or their respective heirs, successors or assigns for failure of the parties to comply with any governmental regulations, including without limitation, zoning or subdivision regulations.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and representatives forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

Grantor further covenants and binds its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and representatives, against the lawful claims of all persons.

Signed this 18th day of May, 2007.

CP Construction, LLC

By: _____
Bryan Puckett, Member

By: _____
Dan Carlyle, Member

STATE OF TENNESSEE
COUNTY OF ~~PUTNAM~~ Davidson

The consideration or value of the property whichever is greater is $3,500,000.00.

_____
Affiant

Sworn to and subscribed before me this 18th day of May, 2007.

My Commission Expires: _____ NOTARY PUBLIC

GEORGE KLINE PRESTON, IV
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires September 19, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Bryan Puckett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of CP Construction, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he, as such Member, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of CP Construction, LLC by himself as Member.

Witness my hand and seal this 18th day of May, 2007.

GEORGE KLINE PRESTON, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 19, 2009

George Kline Preston IV
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Dan Carlyle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of CP Construction, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he, as such Member, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of CP Construction, LLC by himself as Member.

Witness my hand and seal this 18th day of May, 2007.

Katy S. Palk
NOTARY PUBLIC

KATY S. PALK
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 3-23-09

/ksp