This instrument was prepared by:
George R. Fusner, Jr., Attorney
Brentwood Office Building
116 Wilson Pike Circle, Suite 210
Brentwood, Tennessee 37027
(615) 251-0005

Davidson County DEEDWARR
Recvd: 03/12/08 09:02 4 pgs
Fees:23.00 Taxes:40.70
20080312-0024775

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Little Folks Farms, LLC	Same	Map: 181
6311 Pettus Road		Parcel: 214
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property transferred, whichever is greater is $11,000.00 which amount is equal to, or greater than, the amount that the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 10th day of ~~February~~ March, 2008.

Notary Public
My Commission Expires: 03/10/2008

HEATHER H. HARRIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MRP EQUIPMENT COMPANY, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **LITTLE FOLKS FARMS, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, its, heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, (the "Property") as described on Exhibit A, attached hereto and incorporated herein by reference.

This is unimproved property.

This conveyance is subject to all subdivision restrictions, building lines and easements of record including without limitation those instruments and items shown on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors and assigns, forever; and the Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, except as herein set out on Exhibit B; and the Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its, heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand as of the 17th day of December, 2002, this 5th day of ~~February~~ March, 2008.

GRANTOR:
MRP EQUIPMENT COMPANY, LLC
A Tennessee Limited Liability Company

BY: _____
Vincent Wesnofske
ITS: Manager

STATE OF FLORIDA)
COUNTY OF Collier)

Before me, the undersigned notary public, appeared Vincent Wesnofske, to me personally known, who, being by me duly sworn, did say that he is Manager of MRP Equipment Company, LLC, a Tennessee Limited Liability Company, and that the instrument was signed on behalf of MRP Equipment Company, LLC, for the purposes therein contained, and Vincent Wesnofske, acknowledged the instrument to be the free act and deed of MRP Equipment Company, LLC.

Witness my hand and seal this 5th day of March ~~February~~, 2008.

_____
Notary Public
My Commission Expires:_____

MARSHA A. DE FRANCESCO
MY COMMISSION # DD 388127
EXPIRES: January 19, 2009
Bonded Thru Notary Public Underwriters

EXHIBIT A
TO
WARRANTY DEED
BY AND BETWEEN
MRP EQUIPMENT COMPANY, LLC
AND
LITTLE FOLKS FARMS, LLC

PROPERTY CONVEYED

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1983 and known as Job No: 930091 more particularly described as follows:

Beginning at a point in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,262.19 feet northerly as measured along the centerline of said 50 foot easement from the northerly margin of Pettus Road: thence leaving the centerline of said 50 foot joint use ingress-egress and utility easement and with the line of Tract No. 14 of the J.D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post at 25.00 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 4 minutes 13 seconds East 102.30 feet to an iron pin; thence with the line of Tract 12 of the said J.D. Stevens Pettus Road division North 76 degrees 38 minutes 54 seconds East 315.51 feet to an iron pin; thence South 88 degrees 03 minutes 57 seconds East passing a steel fence post at 775.92 feet in all 800.92 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the centerline of said easement South 04 degrees 41 minutes 13 seconds West 238.47 feet to the point of beginning, containing 5.07 acres more or less.

Being the same property conveyed to MRP Equipment Company, LLC by Warranty Deed from Royal Properties Incorporated of Record in Book 11761, Pages 453-457, Registers Office for Davidson County, Tennessee.

EXHIBIT A
TO
WARRANTY DEED
BY AND BETWEEN
MRP EQUIPMENT COMPANY, LLC
AND
LITTLE FOLKS FARMS, LLC

EXCEPTIONS TO TITLE

1. All applicable local governments planning, building and zoning regulations.

2. Easement for electric power lines of record in Book 4422, Page 649, RODCT.

3. Restrictive Covenants contained in instruments or record in Book 5359, Page 345; Book 7408, Page 420; and, Book 9518, Page 422 RODCT.

4. Greenbelt Assessment of record in Book 8848, Page 387 and Book 848, Page 388 RODCT.

5. All matters according to the unrecorded plat prepared by J. Bruce Rainey, Tennessee No. 823 of Bruce Rainey & Associates dated July 13, 1993, revised May 19, 1994.

6. All matters according to the unrecorded Drawing No. L-35485 of Nashville Electric Service.

7. A 50-foot joint use ingress/egress and utility easement running generally along the easterly property line.

8. A 10 foot utility easement immediately adjacent to and west of the said 50 foot joint use ingress/egress utility easement.

9. A Private Road and Utility Easement and Maintenance Agreement of records in Book 9518, Page 526 and Book 9518, page 431 RODCT.

10. T.V.A. transmission line easement, the centerline of which runs across a portion of the property.