BOX 10-A

Davidson County DEEDQC
Recvd: 10/22/08 13:28 2 pg
Fees:12.00 Taxes:0.00
20081022-0105887

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
J. Kelvin Pennington 629 Post Oak Circle Brentwood, TN 37027	SAME	Map-Parcel 162-00-0-055.00

RKP, LLC, a Tennessee limited liability company, does hereby quitclaim and by these presents transfer and convey to J. Kelvin Pennington, all of its right, title and interest in the following parcel of land in Davidson County, Tennessee described as follows:

Please see Exhibit "A"

Being the same property conveyed to RKP, LLC, a Tennessee limited liability company by deed dated July 28, 2006 from Janie G. Broadhead, Wilburn Neal Pearre and Joan Long, of record in Instrument No. 20060728-0091726, Register's Office for Davidson County, Tennessee.

This is improved property known as 91 Tusculum Road, Antioch, TN 37013.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of October, 2008.

RKP, LLC, a Tennessee limited liability company

By: _____
J. Kelvin Pennington, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Kelvin Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Chief Manager of RKP, LLC, the within named bargainor, a limited liability company, and that they as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Chief Manager.

Witness my hand and seal on this 22nd day of October, 2008.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2008.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

_____
Notary Public

Exhibit "A"

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 known 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.)