This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0605005
After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
File No. 0605005

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$116,300.00**

Affiant

Subscribed and sworn to before me, this 05/19/06

Notary Public
My commission expires: May 23, 2006

Notary Public At Large — Williamson County, Tenn. — My Commission Expires May 23, 2006

Davidson County DEEDWARR
Recvd: 05/22/06 10:50 2 pgs
Fees:13.00 Taxes:430.31
20060522-0059682

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Arkansas Partners, LLC 239 Windsor River Rd Windsor, CA 95492-9205	New Owners	161 03 0 09.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William L. Baugher a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arkansas Partners, LLC,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County Tennessee.

BEING all of Lot 1 on the Plan of Wilkerson Heights of record in Book 2900, Page 63, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to L William L. Baugher. a married man by Special Warranty Deed (Corporation) from the Federal Home Loan Mortgage Corporation dated January 28, 2004 and filed for record on February 05, 2004 as Instrument number 20040205-0014078, Register's Office for Davidson County, Tennessee.

The source of this description is the last recorded deed of record.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This is improved property known as **5011 A&B Brewer Ct, Nashville, TN 37211-5309**

Init _____ Init WLB

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness, whereof, I, William L. Baugher, sign this Warranty Deed on this the 19th day of May 2006.

William L. Baugher

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and seal this the 19th day of May 2006.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 23, 2006