WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/06 10:15 2 pgs
Fees:13.00 Taxes:270.10

20060922-0117657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arkansas Partners LLC	NEW OWNER	150-9-221
(NAME)	(NAME)	(MAP)
239 Windsor River Rd.		
(ADDRESS)	(ADDRESS)	(PARCEL)
Windsor, CA 95492		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **H. Raymond Langlois Jr. and wife Carolyn S. Langlois**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Arkansas Partners, LLC**, hereinafter called Grantee, it's heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 45B, on the Plan of Zone Lot Division of Lots, 1, 2, 3, 4, 5, 6, 7, 8, 45, 46, 47, Section 11-A, Cherry Hills, of record in Plat Book 5200, page 730 as amended in Plat Book 6250, page 133 and Plat Book 6250, page 233, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the property conveyed to H. Raymond Langlois, Jr. and wife, Carolyn S. Langlois, by deed from Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary, dated July 30, 1984, of record in Book 6357, page 762, and by Quitclaim Deed from Larry W. Powell and wife. Carol A. Powell and James A. Powell and wife, Sybil J. Powell, dated December 18, 1984, of record in Book 6457, page 236, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3034 Mossdale Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand(s) this 12th day of September, 2006.

H. Raymond Langlois Jr.

Carolyn S. Langlois

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared H. Raymond Langlois Jr.; Carolyn S. Langlois with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of September, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN