RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/06 14:54 2 pgs
Fees:13.00 Taxes:463.43

20061117-0143302

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 125,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Arrington **3113 Vailview Drive** **Nashville, TN 37207**	**New Owner**	**60-2-195.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Magnolia Plantation, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Arrington and wife, Sharonda Arrington

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THIS PROPERTY IS KNOWN AS: 3113 Vailview Drive, Nashville, TN 37207 and described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zera Jean Duncan, unmarried, dated 06/01/84, by deed from Willie F. Carr and wife, Camille Carr, and filed for record on 06/05/84, in Book 6308, page 489, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Magnolia Plantation, LLC, dated 07/11/06, by deed from Zera Jean Duncan n/k/a Zera Jean Marshall, married and husband, Warren G. Marshall, Jr. by and through Zera Marshall Attorney-in-Fact, and filed for record on 07/27/06, in Instrument Number 20060727-0090964, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3113 Vailview Drive, Nashville, TN 37207**
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 our hands this 13th day of November, 2006.

Magnolia Plantation, LLC

By: Donna Mubbs

Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Donna Hicks with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **Member** of **Magnolia Plantation, LLC** the within named bargainor, and corporation, and that he/she as such **Member** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donna Hicks.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2006.

My commission expires:_____

W. D. Yates
Notary Public

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

DH