This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
ARKANSAS PARTNERS, LLC
239 Windsor River Road
Windsor,CA 95482-9205

Davidson County DEEDWARR
Recvd: 11/20/06 13:58 2 pgs
Fees:13.00 Taxes:514.30
20061120-0143811

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-1
PARCEL 90.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bruce L. Roberts, Laura Roberts, as to a one-half undivided interest and Erin Ann Potts, as to a one-half undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ARKANSAS PARTNERS, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 49, on the Plan of Patterson Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce L. Roberts and wife, Laura Roberts, as to a one-half undivided interest and Erin Ann Potts, by deed from Hazel Louise Walker, unmarried of record in Book 609, Page 619, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2006 have been pro-rated and paid.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 420 Patterson Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ARKANSAS PARTNERS, LLC , its successors and assigns, forever; and we, Bruce L. Roberts, Laura Roberts, and Erin Ann Potts, as to a one-half undivided interest do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of November, 2006.

Bruce L. Roberts

Laura Roberts

Erin Ann Potts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce L. Roberts, Laura Roberts, and Erin Ann Potts, as to a one-half undivided interest the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of November, 2006.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5.27.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 139,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of November, 2006.

NOTARY PUBLIC
My Commission Expires: 5-27-10

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY