

Please Return To:

Lenders Title Company  
 2207 Fowler Avenue  
 Jonesboro AR, 72401  
 Phone: 870-935-7410  
 Fax: 870-935-6548

File Number: 07-050327-300

Approved as to form by:  
 J. Mark Spradley, Attorney-at-Law  
 Transactional data completed by Lenders Title Company

Warranty Deed - LLC (Letter).rtf

*NO REVENUE REQUIRED*

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
 (LIMITED LIABILITY COMPANY)

**KNOW ALL MEN BY THESE PRESENTS:**

That, Connor Capital Holdings, LLC, Grantor, organized under and by virtue of the laws of the State of Arkansas, by and through its Members, duly authorized and empowered hereto by its Operating Agreement and law, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration in hand paid by, City of Jonesboro, Arkansas, Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas to-wit:

**A part of Lots 1, 2, 3 and 4 of the Tuff Properties, LLC a minor plat as recorded in Plat Cabinet "C" Page 177 in the official records of Craighead County, subject to easements as shown on recorded plat and being more particularly described as follows:**

**Commencing at a point in the intersection of the centerline of Oak Avenue (60' R.O.W.) and Ferrell Street (60' R.O.W.); thence along the centerline of Ferrell Street South 00 degrees 57 minutes 11 seconds West 155.59 feet to a point; thence North 89 degrees 02 minutes 49 seconds West 30.0 feet to a point in the west line of said Ferrell Street, said point being the northeast corner of the Connor Capital Holdings property and the southeast corner of Lot 16, Block "C", Oak Hill Terrace Subdivision, 3rd Addition; thence along the north line of said Connor Capital Holdings property South 89 degrees 12 minutes 52 seconds West 200.00 feet to a point, said point being in the south line of Lot 14 Block "C", Oak Hill Terrace Subdivision, 3rd Addition, and being the true POINT OF BEGINNING; thence South 00 degrees 57 minutes 52 seconds west 293.56 feet to a point, said point being**

in the south line of said Connor Capital Holdings property and the north line of the Heather Ridge Subdivision; thence along said south line South 89 degrees 23 minutes 38 seconds West 297.39 feet to the southwest corner of said Connor Capital Holdings property, said point also being the northwest corner of Lot 11, Heather Ridge Subdivision and in the east line of Lot 4, Block "C", Oak Hill Terrace Subdivision, 3rd Addition; thence along the west line of said Connor Capital Holdings property North 00 degrees 43 minutes 07 seconds East 238.60 feet to the northwest corner of said Connor Capital Holdings property, said point also being in the east line of Lot 7, Block "C", Oak Hill Terrace Subdivision, 3rd Addition and being the southwest corner of Lot 11, Block "C", Oak Hill Terrace Subdivision, 3rd Addition; thence along the north line of said Connor Capital Holdings property North 89 degrees 12 minutes 52 seconds East 298.44 feet to the POINT OF BEGINNING and containing 1.635 acres (71,199 square feet)

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Members and its seal affixed this 1st day of August, 2007.

I hereby certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT:

Lenders Title Agent  
City of Jonesboro, Arkansas

GRANTEE'S ADDRESS:

515 W. Washington  
Jonesboro  
AR  
72401

Connor Capital Holdings, LLC

Billy P. Cope  
Billy P. Cope, Member

Rilla Cope  
Rilla Cope, Member

Jason Marshall  
Jason Marshall, Member

Stephanie Marshall  
Stephanie Marshall, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 )  
COUNTY OF CRAIGHEAD ) SS.

BE IT REMEMBERED that on this 1st day of August, 2007, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Billy P. Cope, Rilla Cope, Jason Marshall, Stephanie Marshall, to me personally well known (or satisfactorily proven to be), who stated that they were the Member of Connor Capital Holdings, LLC, a limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said limited liability company, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 1st day of August, 2007.

Dian Street  
Notary Public Dian Street

My commission Expires  
**DIAN STREET**  
NOTARY PUBLIC - STATE OF ARKANSAS  
CRAIGHEAD COUNTY  
Commission Expires: 3 - 3 3

DEED BK 754 PG 987 - 989  
DATE 08/03/2007  
TIME 05:14:37 PM  
RECORDED IN,  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
Maria Helm, D.C.  
RECEIPT# 165331