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* JB 2011 R - 005678 3 *

JB2011R-005678

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

04/11/2011 04:11PM

BY [Signature] D. C.

Type of Instrument: Warranty Deed
Grantor: Rodney James, Sr.
Grantee: Duyen Tran

This Instrument Prepared By:
Oldham Law Firm, PLLC
603 Southwest Drive
Jonesboro, Arkansas 72401
At the request and on behalf of
Professional Title Services of Arkansas, LLC

After Recording Return to:
Professional Title Services of Arkansas, LLC
906 A Southwest Drive
Jonesboro, Arkansas 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Rodney James, Sr., a single person, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Duyen Tran, a married person, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto his heirs and assigns forever, all of our right, title and interest in and to the following described real property situated in, Craighead County, Arkansas, to wit:

See Attached Legal Description

Legal Description Provided

Subject to all matters of record or fact

TO HAVE AND TO HOLD said property unto the said Grantee, and unto his heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenant with the said Grantee that Grantor will forever warrant and defend the title to said lands against all claims whatsoever.

And Grantor, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee, all our right of dower and curtesy and homestead in and to the said lands.

WITNESS our hands and seals this 6th day of April, 2011.

[Signature]
Rodney James, Sr.

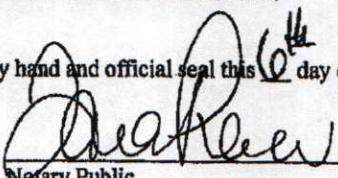


ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Rodney James, Sr., to me well known, and stated that they had executed the foregoing instrument for the consideration and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16th day of April, 2011.

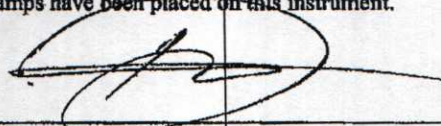


Notary Public

My Commission Expires:
07-25-15



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.



Grantee or Grantee's Agent

Grantee's Address:
1005 Brownstone
Jonesboro, AR 72401

EXHIBIT A

Tract 1:

Part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commence at the Southeast Corner of the Northeast Quarter of said Section 4; thence West 1130.51 feet to the point of beginning; thence North 00 degrees 09' 00" West 138.90 feet; thence North 89 degrees 40' 23" East 396.00 feet; thence North 00 degrees 09' 00" West 411.67 feet; thence South 89 degrees 57' 10" West 732.51 feet to the East right of Way of the Mo-Pac Railroad; thence South 12 degrees 52' 05" West along said right of way 566.45 feet; thence East 464.11 feet to the point of beginning, containing 8.81 acres, more or less, and subject to road right of way across the South side.

LESS AND EXCEPT:

All of Rodney James Addition Phase I to Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" Page 187 in the records of Jonesboro, Craighead County, Arkansas.