

This Instrument Prepared By
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Phone (865) 482-2486

#073020-C nh

WARRANTY DEED

THIS INDENTURE, Made this 19th day of November, 2007, between Ross Creek Timber, LLC, a Limited Liability Company of the State of Delaware, also known as Ross Creek Estates, Seller(s), and

Miguel A. Fuentas and wife, Diana A. Fuentas, a 1/3 undivided interest, Stephanie Fuentes, a 1/3 undivided interest, and Melissa Fuentes, a 1/3 undivided interest, as Tenants in Common with Right of Survivorship, of the State of Florida, Buyer(s).

WITNESSETH: That the said Seller(s), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it in hand paid by the said Buyer(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said Buyer(s), the following described premises and land, to-wit:

Situated in the First and Second Civil Districts of Hardin County, Tennessee, without the corporate limits of any municipality and being more particularly described as follows:

Being designated as Lot 88, ROSS CREEK RIDGE SUBDIVISION, Phase 4, as shown on the plat of same of record in Plat Cabinet 7, Slide 140, in the Register's Office for Hardin County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

Subject to restrictive covenants for Ross Creek Ridge Subdivision, recorded in Book 94, page 841, in the Register's Office for Wayne County, Tennessee.

Being part of the same property conveyed to Ross Creek Estates, LLC, by deed from Bruce Wring, dated October 13, 2006, recorded October 13, 2006, in Deed Book 423, Page 612, in the Register's Office for Hardin County, Tennessee. Also see Affidavit of record in Book 457, page 487.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Hardin County register's office. Also conveyed are all rights in easements and permissive use agreements of record. **SEE RECORD BOOK 457 PAGE 636 FOR THE HARDIN COUNTY RESTRICTIONS ON ROSS CREEK RIDGE**

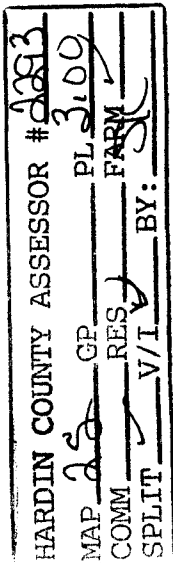
PROPERTY IS DESIGNATED AS MAP-GROUP-PARCEL: 25-3 (part of)

Also conveyed herewith the easements, permissive use agreements, licenses, contract rights, hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said Buyer(s), (his, her or their) heirs and assigns forever.

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property.

And the said Seller(s), for itself and for its heirs, executors, and administrators, does hereby covenant with the said Buyer(s), (his, her or their) heirs and assigns, that it is lawfully seized in fee-simple of the premises and land above conveyed, and has full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and current taxes which are prorated between the parties as of the date of this deed, and that it will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

If Seller is a corporation or association, this instrument is executed pursuant to lawful authority given by the Board of Directors or Trustees of said corporation or association or otherwise.



IN WITNESS WHEREOF the said Seller(s) has hereunto set its hand(s) and seal(s) the day and year first above written.

ROSS CREEK TIMBER, LLC, a Delaware limited liability company

By: NTP Timber Properties, LLC, a Delaware limited liability company, Manager

By: NATIONAL LAND PARTNERS, LLC, a Delaware limited liability company, Manager

By: AMERICAN LAND PARTNERS, INC. a Delaware corporation, Manager

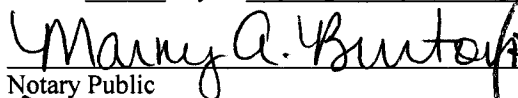
By: 

David Kilgore, Authorized Agent, pursuant to resolution adopted by AMERICAN LAND PARTNERS, INC. on February 18, 2007

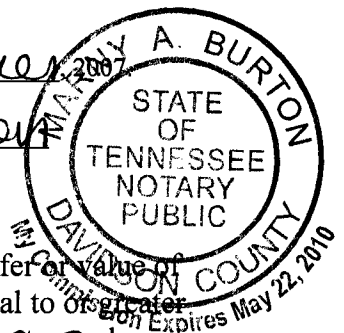
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public, in and for said state and county, personally appeared David Kilgore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of American Land Partners, Inc., Manager of National Land Partners, LLC, Manager of NTP Timber Properties, LLC, Manager of Ross Creek Timber, LLC, the within named bargainor, and that he, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of American Land Partners, Inc., Manager of National Land Partners, LLC, Manager of NTP Timber Properties, LLC, and Manager of Ross Creek Timber, LLC by himself as Authorized Agent.

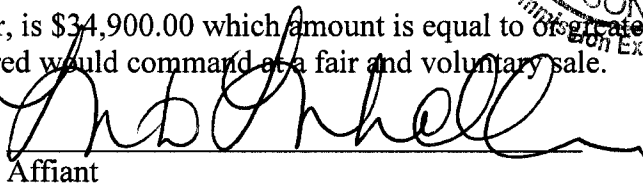
Witness my hand and official seal, at office, this the 21st day of November, 2007.


Notary Public

My Commission Expires: May 22, 2010

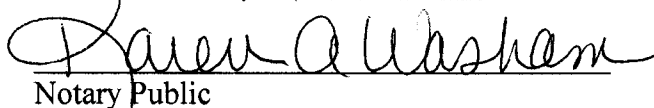


I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$34,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant



subscribed before me, this the 26th day of November, 2007.


Notary Public

My Commission Expires: 12-3-08

Owner & Responsible Taxpayer: Miguel A. Fuentes and wife, Diana A. Fuentes, Stephanie Fuentes, a and Melissa Fuentes
Address: 10395 SW 154 Circle Court, #104, Miami, Florida, 33196

Mortgagee: NONE
Address: _____

Julie Gail Adkisson, Register
Hardin County Tennessee

Rec #:	67863	Instrument #:	75106
Rec'd:	10.00	Recorded	
State:	129.13	12/10/2007 at 9:55 AM	
Clerk:	1.00	in Record Book	
EDP:	2.00	459	
Total:	142.13		

Pgs 56-57