27A
1 of 1

Re-record to add investment verbage, correct legal & add marital status sellers

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/02 14:04 2pgs
Fees:13.00 Taxes:407.00
[redacted]
20020524-0063629

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
LINDA S. HARRIS
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaRhonda Rizor (NAME)	Sebring Capital Partners LP (NAME)	72 4
1424 McAlpine Avenue (ADDRESS)	4000 International Pkwy #3000 (ADDRESS)	295
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	15DZ 21290

FOR AND 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, William H Dorris* and Robert B Huffine, a married man

*unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaRhonda Rizor and husband, Michael Rizor

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:

Land in Davidson County, Tennessee, being part of Lot No 11 on the Plan of Block "D"* ~~Country~~ Club Estates of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

*Country

Being the same property conveyed to William H Dorris and Robert B Huffine by deed from William H Dorris dated August 2001 of record as Instrument #200108200089416, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William H Dorris by deed from Biran L Reed and wife, Sherry Reed dated October 1993 of record in Book 9126, page 104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is investment property therefore no homestead or marital rights need be conveyed.

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/01/02 08:23 2pgs
Fees:12.00 Taxes:0.00
20020701-0078571

unimproved ( )
This is improved (X) property, known as 1424 McAlpine Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 23rd day of May, 2002

William H Dorris

Robert B Huffine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H Dorris and Robert B Huffine

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2002.

Commission expires March 27, 2004

Notary Public

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public