WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/03 12:29 2pgs
Fees:13.00 Taxes:192.40

20030509-0062638

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMM. EXP. 07/24/05

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Jamika M. Lillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamika M Lillard	Sebring Capital Partners, LP	072.07-0-314.00
(NAME)	(NAME)	
1706 Evelyn Avenue	4000 International Pkwy, #3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Margaret S. McMillian, unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamika M Lillard, married, 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 parts of Lots Nos 58 and the easterly portion of Lot No. 59 on the Plan of Waters Place on Maxey Lane, of record in Book 332, page 136 and 137, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 58 and part of Lot 59 front together 108 feet, more or less, on the southerly side of Evelyn Avenue and extends back 145 feet on the easterly line and 164 feet, more or less, on the westerly line to a dead line measuring 30.4 feet thereon.

Being the same property conveyed to Margaret S. McMllian by Deed from Donzaleigh R. Walker and husband, Michael A. Walker, dated September 30, 1988, and recorded October 11, 1988, in Book 7674, page 856, Register's Office for Davidson County, Tennessee

unimproved

This is improved ✓ property, known as 1706 Evelyn Avenue, Nashville, TN 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 my hand this 25th day of April, 2003.

Margaret S. McMillian
Margaret S. McMillian

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret S. McMillian, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

