File #200310180

Davidson County DEEDWARR
Recvd: 05/22/03 12:30 2pgs
Fees:13.00 Taxes:407.00

20030522-0070046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Sonya Cliff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Cliff	Sebring Capital Partners, LP	Map: 150-9-A-74.00 CO
(NAME) 3528 Calais Circle	(NAME) 4000 International Pkwy Ste 3000	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARCIA K. LOGSDON, UNMARRIED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SONYA CLIFF, UNMARRIED, 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 all of Lot No. 228, on the Plan of FOREST VIEW PARK, SECTION VIII, as shown by plat appearing of record in Plat Book 6900, Page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marcia K. Logsdon, unmarried by Warranty Deed dated August 31, 2000 of record in Instrument No. 20000907-0088445 and conveyed to Henry Lee Garrett, Jr., unmarried by Warranty Deed dated February 21, 1992 of record in Deed Book 8568, page 237, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions as of record in Book 7079, Page 472, made applicable as of record in Book 7522, Page 905; By-Laws as of record in Book 7079,
Page 492; Storm Water Detention Agreement as of record in Book 7414, Page 319; and, any and all matters as shown on plat of record in Plat Book 6900, Page 633; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3528 Calais Circle, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 16th day of May, 2003.

Marcia K. Logsdon

Marcia K. Logsdon

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Marcia K. Logsdon who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of May, 2003.

Notary Public

My Commission Expires: 11/3/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027