Davidson County DEEDWARR
Recvd: 07/17/03 09:16 2pgs
Fees:13.00 Taxes:499.50

20030717-0100140

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me this 11 day of July, 2003.

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE

Notary Public
My commission expires: 4-27-07

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven Hettenger 2433 Dundee Lane Nashville TN 37214	Sebring Capital Partners, L.P. 4000 International Pkwy.,Suite 3000 069 Carrollton, TX 75007	073-120-069.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Blunkall and wife, Brenda L. Blunkall, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven Hettenger and, Charlene Hettinger, as Tenants in Common with Right of Survivorship, hereinafter called the Grantee, his successors 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 Lot No. 158 on the plan of Sunset View Subdivision, Section 1, of record in Plat Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to James E. Blunkall and wife, Brenda L. Blunkall by deed from William M. Gleaves and wife, Katherine J. Gleaves dated 01-31-03, in Instrument No. 20030203-0014507, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2433 Dundee Lane, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11 day of July, 2003.

James E. Blunkall

BY: James E. Blunkall
Brenda L. Blunkall ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Blunkall, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11 day of July, 2003.

Notary Public

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission expires 11-27-06

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named James E. Blunkall, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Brenda L. Blunkall and that he is authorized by Brenda L. Blunkall to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 11 day of July, 2003.

Notary Public

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission expires 11-27-06