Davidson County DEEDWARR
Recvd: 09/25/03 10:27 2pgs
Fees:13.00 Taxes:331.42

20030925-0142164

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,572.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September, 2003

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES 9/3/06

File No. G3-9147D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leah Cody, a single woman and Travis Phillips, a single man (NAME)	Sebring Capital Partners, Limited (NAME)	50-15-210
325 Oakview Drive (STREET ADDRESS OR ROUTE NUMBER)	Sebring Capital Partners, Limited Partne (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	4000 International Parkway (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, WE, Thomas Edward Ellis and Mary E. Alley and James Leo Ellis and Robert Eugene Ellis and Geraldine Hale Buthod, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leah Cody, a single woman and Travis Phillips, a single man ,* ~~tas xtenak~~ *as tenants in common with the right of survivorship, 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 Lot No. 52, on the plan of Map of Skyview Subdivision, as shown on plat of record in Book 2331, Pages 54 and 55, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 52 fronts 115 feet on the northerly margin of Oakview Drive and extends back between lines 410 feet on the westerly line and 414.7 feet on the easterly line to a dead line in the rear, measuring 93.9 feet thereon.

Being the same property conveyed to John Clifford Hales and wife, Clara L. Hales by Deed of Record dated July 14, 1965 and of record in Book 3914, Page 953, Register's Office for Davidson County, Tennessee.

John Clifford Hales having since died, vesting sole ownership in Clara L. Hales as surviving tenant by the entirety.

Clara L. Hales having since died and by her Last Will and Testament filed May 14, 2003 in Lawrence County, Tennessee, leaving said property to her heirs at law, Thomas Edward Ellis, James Leo Ellis, Robert Eugene Ellis, Mary E. (Ellis) Alley, and Geraldine Hales Buthod.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

The signatures of James Leo Ellis, Robert Eugene Ellis, and Geraldine Hales Buthod are signed by their duly appointed Attorney-in-fact Mary E. Alley , pursuant to the Power of Attorney recorded as Instrument #_____, said Register's Office.

*20030925-0142161
20030925-0142162
20030925-0142163

unimproved ( )

This is improved (XX) property, known as 325 Oakview Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 15th day of September, 2003.

Thomas Edward Ellis Mary E. Alley James Leo Ellis, by Mary E. Alley, Attorney-in-Fact Robert Eugene Ellis, Attorney-in-Fact by Mary E. Alley

Geraldine Hales Buthod, by Mary E. Alley, Attorney-in-Fact

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 Thomas Edward Ellis and Mary E. Alley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of September, 2003.

Commission expires 9/3/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of September, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary E. Alley, attorney-in-fact for James Leo Ellis, Robert Eugene Ellis, and Geraldine Hales Buthod , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of September, 2003.

My Commission Expires: 9/3/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282