Davidson County DEEDWARR
Recvd: 11/06/03 11:58 2pgs
Fees:13.00 Taxes:425.50

20031106-0163158

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN~~04538~~4573

~~SPECIAL~~ WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115000.00**

Karin L Worn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2003

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 4, 2006

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 5214 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS : NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Karin L. Worn **1116 Boscobel Street** **Nashville, TN 37206-2914**	Sebring Capital Partners 4000 International Pkwy, ste. 3000 Carrollton, TX 75007-1952	**83-13-182**

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,

Greater Nashville Builders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karin L. Worn, 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:

~~EXHIBIT "A"~~
~~LEGAL DESCRIPTION~~

The following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 169 on the Map of East Edgefield Real Estate Company, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot 169 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Greater Nashville Builders, Inc., by Quitclaim Deed from William H. Dorris and R. B. Huffine, dated March 19, 2003 and recorded March 24, 2003 in Instrument No. 20030324-0038920, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to William H. Dorris and R. B. Huffine by Deed from Emmet Earl Sawyer and Verda S. Sawyer and recorded in Book 11493, page 383, Register's Office for Davidson County, Tennessee.

~~THE WARRANTIES PASSING TO GRANTEES HEREUNDER ARE LIMITED SOLELY TO THOSE MATTERS ARISING FROM ACTS OF THE GRANTOR, ITS AGENTS OR REPRESENTATIVES, OCCURRING SOLELY DURING THE PERIOD OF GRANTOR'S OWNERSHIP OF THE SUBJECT PROPERTY.~~

Unimproved ( )
This is improved (X) property known as **1116 Boscobel Street, Nashville, TN 37206-2914**
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 had this 31st of October, 2003.

Greater Nashville Builders, Inc., a Tennesse e Corporation
By: William H Dorris Robert B Huffine
Name: William H Dorris Robert B Huffine
Title: President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainors 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 _____, Tennessee, this _____ day of _____, 2003.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William H. Dorris with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the President of the Greater Nashville Builders, Inc. the within named bargainor, and corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William H. Dorris as such President.

Witness my hand and official seal at office at Brentwood on this the 31st day of October, 2003.

My commission expires:_____ _____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

On this the_____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2003.

My commission expires:_____ _____
Notary Public

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert B. Huffline with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President, of the Greater Nashville Builders, Inc. the within named bargainor, and corporation and that he as such Vice President being authorized to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Huffline as such Vice President

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of October, 2003.

My Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006