Davidson County DEEDWARR
Recvd: 01/13/04 08:12 3pgs
Fees:18.00 Taxes:485.44
20040113-0004921

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,200.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2004.

Notary Public

My Commission Expires MAR. 31, 2007

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-UFG-03-3405

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene Orr	Sebring Capital Partners, LP	
3405 Anderson Road, Unit #126 (ADDRESS)	4000 International Parkway Suite 3000 (ADDRESS)	136-15-A-14.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZP)	Carrollton, Texas 75007 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DENISE A. KENNEDY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARLENE ORR, A SINGLE PERSON hereinafter called the Grantee(s), their heirs and assigns, that 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. 14, Unit 126, on the Plan of Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Denise A. Kennedy, unmarried, from Nancy L. Purvis by Deed dated December 13, 2002 and filed for record on January 13, 2003 in Instrument Number 20030113-0005050, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Nancy L. Purvis by Deed dated March 26, 1999 and filed for record on April 1, 1999 in Book 11411, Page 596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 10788, Page 553 and Book 11158, Page 931, Book 10821, Page 131, Book 10788, Page 546, Book 10822, Page 70 and Instrument Number 20000222-0017014, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road, Unit #126, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of January, 2004.

Denise A. Kennedy

STATE OF ~~Tennessee~~ FLORIDA

~~COUNTY OF Davidson~~

I, VIRGINIA SUSI, a Notary Public of the County and State first above written, do hereby certify that Denise A. Kennedy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th day of January, 2004.

Virginia Susi
Notary Public

My Commission Expires: May 31, 2004

(SEAL)

VIRGINIA SUSI
COMMISSION # CC941133
EXPIRES MAY 31 2004
BONDED THROUGH
ADVANTAGE NOTARY

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903