Davidson County DEEDWARR
Recvd: 01/16/04 08:49 2pgs
Fees:13.00 Taxes:530.95

20040116-0006586

WARRANTY DEED

G-MS-03-3803

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/05

(AFFIX SEAL)

JOHN GLEAVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Jeffrey R. Rymer	Sebring Capital Partners, LP	
209 38th Avenue North (ADDRESS)	4000 International Parkway, Suite 3000 (ADDRESS)	104-1-212
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (CITY) (STATE) (ZIP)	

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 DANA W. GOOD AND RODNEY M. GOOD, BOTH UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY R. RYMER, UNMARRIED,, 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. 100 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 109, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dana W. Good and Rodney M. Good, both unmarried, by Warranty Deed dated October 9, 1996 and filed for record on October 11, 1996 in Book 10222, Page 691, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 209 38th Avenue North, Nashville, Tennessee 37209
(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 31st day of December, 2003.

Dana W. Good

Rodney M. Good

STATE OF Tennessee
COUNTY OF Davidson

I, Lee E. Cranford, a Notary Public of the County and State first above written, do hereby certify that Dana W. Good and Rodney M. Good personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2003.

Notary Public

My Commission Expires:
1/31/04

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903