

STATE OF TENNESSEE
COUNTY DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,700.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2004.

Notary Public

My commission expires: 01/16/2008

Davidson County DEEDWARR
Recvd: 02/05/04 12:31 2pgs
Fees:13.00 Taxes:490.99
20040205-0014257

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles S. Martin	**Sebring Capital Partners, LP**	**164-12-0-A-044.00CO**
3416 Snowglade Gap	**4000 International Pkwy, Suite 3000**	
Antioch, Tennessee 37013	**Carrolltron, TX 75007**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jerry Butler Builders, LLC

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

Charles S. Martin, 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Weatherstone, a Planned Unit Development, as shown on Plat of record at Instrument #2002 092601 17440, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jerry Butler Builders, LLC by quitclaim deed from Gail P. Pigg, Trustee, of record at Instrument #2001 123101 44900, Register's Office for Davidson County, Tennessee, dated December 18, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record at Instrument #2002 092601 17440, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument #2002 061100 71030, Register's Office for Davidson County, Tennessee.

Easement for Ingress & Egress of record in Book 4457, page 350; Book 2671, page 127; Book 4706, page 227; Book 11533, page 826 and Instrument #2001 040300 32129, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record at Instrument #2002 071800 86527 and amended at Instrument #2002 092601 17440, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

Subject to the rights of others in and to the common area/elements.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved property known as 3416 Snowglade Gap, Antioch, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 30th day of January, 2004.

Jerry Butler Builders, LLC

By: _____

Its: AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HENRY E. RAGLE IV, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a/an/the AGENT of Jerry Butler Builders, LLC and who further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2004.

_____
Notary Public

My Commission Expires: 01/14/2006

SCOTT REZNICEK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067