Davidson County DEEDWARR
Recvd: 03/03/04 11:03 2pgs
Fees:13.00 Taxes:573.13

20040303-0024020

WARRANTY DEED

B-UFG-04-1540

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me this 27th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES 5-3-04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Narkeita Patterson	Sebring Capital Partners, LP	
1540 Market Square	4000 International Parkway Suite 3000	86-8-49
Hermitage, Tennessee 37076	Carrollton, Texas 75007	
(CITY) (STATE) (ZIP)	(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 BRIAN P. PORTER AND WIFE, NATHALIE DIEU PORTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NARKEITA PATTERSON, 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. 274 on the Plan of Jackson' s Retreat, Phase V-A, of record in Plat Book 6250, Page 309, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian P. Porter and wife, Nathalie Dieu Porter by Deed dated August 19, 1996 and filed for record on January 2, 1997 in Book 10308, Page 660, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 5745, Page 283, in the Register's Office for Davidson, Tennessee.

Restrictive Convenants of record in Deed Book 5741, Page 360 and Book 6482, Page 679, Register's Office of said County.

By-Laws filed of record in Book 5745, Page 294, in the 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 1540 Market Square, Hermitage, Tennessee 37076
(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 27th day of February, 2004.

Brian P. Porter

Nathalie Dieu Porter

STATE OF Tennessee

COUNTY OF Davidson

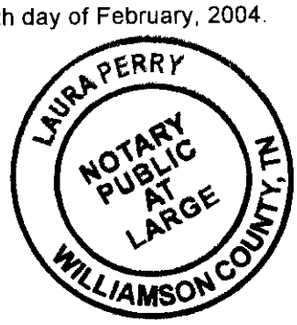
I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Brian P. Porter and Natalie Dieu Porter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2004.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903