Davidson County DEEDWARR
Recvd: 03/08/04 10:09 2pgs
Fees:13.00 Taxes:451.22

20040308-0025968

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2004

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SONYA RIPPY (NAME)	SEBRING CAPITAL PARTNERS, (NAME)	91-1-A-2CO
681 PARK STREET (ADDRESS)	3000 INTERNATIONAL PARKWAY (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	CARROLLTON, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND 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, HODGES & SON, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SONYA RIPPY AND DWIGHT A. SPENCER, **JOINT TENANTS WITH THE RIGHT OF SURVIORSHIP**

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. 2 ON THE FINAL PLAT OF PARKEHAVEN SUBDIVISION OF RECORD IN INSTRUMENT NO. 20031104-0161788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. 2 IS A PORTION OF ORIGINAL LOT NO. 8 OF ROCKMONT SUBDIVISION OF RECORD IN BOOK 4300, PAGE 71, AS AMENDED BY THE FINAL PLAT OF PARKEHAVEN SUBDIVISION, AS AFORSAID.

BEING PART OF THE SAME PROPERTY CONVEYED TO HODGES AND SON, INC. BY DEED FROM PENELOPE R. LANE AND HUSBAND, CLIFFORD R. LANE, OF RECORD IN INSTRUMENT NO. 20030328-0041173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 681 PARK STREET, NASHVILLE, TN 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 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 my hand this 27th day of February, 2004

Dannie Hodges Pres

HODGES & SON, INC.
BY: DANNIE HODGES, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared DANNIE HODGES and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged he to be the PRESIDENT and _____ respectively of the HODGES AND SON, INC. the within named bargainor, and corporation, and that he as such PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DANNIE HODGES as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the _____ day of _____.

My commission expires 05/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public