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Bux 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 15:13 2pgs
Fees:13.00 Taxes:251.60

20040318-0031081

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$68,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of February, 2004

Notary Public
My Commission Expires: 2/6/06

ANDREW M. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Carrie Gilbert	Sebring Capital Partners, Limited Partnership	081-10-022.00
1725 26th Avenue N.	4000 International Parkway, #3000	
Nashville, TN 37208	Carrollton, TX 75007	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary L. Yarbrough**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carrie Gilbert, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 on the plan of Cumberland Gardens, Section IV, of record in Book 3106, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert Yarbrough and wife, Mary L. Yarbrough by Deed from Stanley T. Snodgrass of record in book 3499, page 483, Register's Office for Davidson County, Tennessee. Albert Yarbrough having since died on December 15, 1991 leaving property solely vested in the name of Mary L. Yarbrough. The property was then further conveyed to Mary L. Yarbrough, a widow, a life estate, and upon her death deeding property to her three children, Deborah Bledsoe, William Yarbrough and Larry Yarbrough by Quitclaim Deed from Donald D. Hildebrand, Trustee, of record in Book 8584, page 361, said Register's Office, and further conveyed to Deborah Bledsoe, William Yarbrough and Larry Yarbrough, each a one-third interest, by Quitclaim Deed from Mary L. Yarbrough, a widow, of record in Book 9257, page 905, said Register's Office. The said Larry Yarbrough having since died on June 12, 1997, intestate leaving said property vested in the names of Marilyn Yarbrough, Marcus Yarbrough, Timothy Yarbrough and Latoria Yarbrough all the heirs of Larry Yarbrough, a one-third interest, Deborah Bledsoe, a one-third interest, and William Yarbrough, a one-third interest. The said property has been further conveyed to Mary L. Yarbrough, a two-thirds interest by Quitclaim Deed from Deborah Bledsoe and William Yarbrough of record in Book 10779, page 852, said Register's Office. Further conveyed to Mary L. Yarbrough by Quitclaim Deed from Marilyn Yarbrough, Marcus Yarbrough, Timothy Yarbrough, and LaToria Yarbrough of record in Instrument Number 20040318-0031080, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3106, page 117, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4162, page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1725 26th Avenue N., Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 27, 2004.

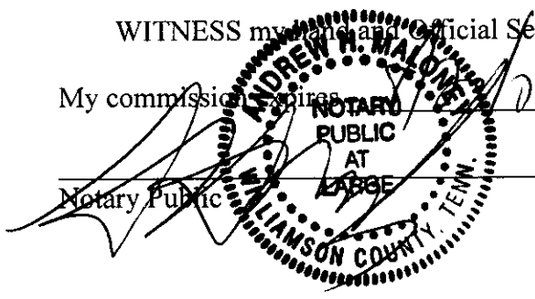
Mary L. Yarbrough

Mary L. Yarbrough

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary L. Yarbrough** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 27, 2004



My commission expires 9-6-06

Notary Public