File #200450167

Davidson County DEEDWARR
Recvd: 05/28/04 12:45 2pgs
Fees:13.00 Taxes:453.62
20040528-0063063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: My Comm. Exp. May 30 2007

(AFFIX SEAL)

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Brandon	Seabring Captial Partners, LP	Map: 150-14-A
(NAME) 4013 Calumet Drive	(NAME) 4000 International Pkwy. Ste. 3000	Parcel: 34
(ADDRESS) Antioch TN 37013	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, * **JEFFREY MICHEAL RIELLEY, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **MARILYN BRANDON,** * hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* An Unmarried Woman

* A.K.A. Jeffrey M. Rielley

Land in Davidson County, Tennessee, being all of Lot No. 34, on the Final Plat, Calumet - Phase Two, as shown by plat appearing of record in Plat Book 7900, Page 367, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffrey M. Rielley and wife, Laurie H. Rielley by Warranty Deed dated August 28, 1997 of record in Book 10594, Page 924, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jeffrey M. Rielley, unmarried by quitclaim deed from Laurie H. Rielley, unmarried, dated may 11, 2004 and recorded in instrument # _____, said Register's Office

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7566, Page 664, amended of record in Book 9751, Page 92; By-Laws of record in Book 7566, Page 678; Charter of Calumet Homeowners' Association of record in Book 7572, Page 594, amended in Book 7682, Page 567; Declaration of Annexation of record in Book 8602, Page 716; Storm Water Detention Agreement of record in Book 7538, Page 676; all matters shown on plat of record in Plat Book 7900, Page 367; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

* 20040528-0063062

Unimproved ( )
This is improved (X) property, known as 4013 Calumet Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 19th day of May, 2004.

Jeffrey Micheal Rielley

STATE OF Tennessee

COUNTY OF Davidson

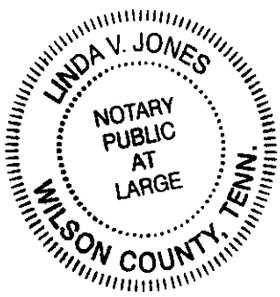
Before me, the undersigned Notary Public, personally appeared Jeffrey Micheal Rielley, unmarried who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of May, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076