Realty Title-06
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $69,900.00

Kevin Stanfe
Affiant

Subscribed and sworn to before me, this 24 day of May, 2004.

Marian S. Young
Notary Public
My commission expires: ~~11/27/06~~ 02-04-07

MARIAN S. YOUNG NOTARY PUBLIC AT WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 06/01/04 15:28 2pgs
Fees:13.00 Taxes:258.63

20040601-0064025

06-0405-71237

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth L. Lampley	Sebring Capital Partners,	96-16-0
3306 Percy Priest Dr.	4000 International Pkwy #3000	198
Nashville TN 37214	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Knee II, married and Jeffrey H. Moshinsky, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth L. Lampley, hereinafter called the Grantee, his successors 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. 249B on the Plan of Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253, Larchwood Section III, of record in Plat Book 5200, Page 540 and amended in Book 6250, Page 524, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert Knee II and Jeffrey H. Mashinsky by deed from National Bank of Commerce, dated 08-04-03, recorded 02-09-04, of record in Instrument No. 20040209-0015613, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3306 Percy Priest Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of May, 2004.

Robert Knee II

Jeffrey H. Moshinsky

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Knee II and Jeffrey H. Moshinsky, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21st day of May, 2004.

Janelle J. McGuire
Notary
State of Tennessee at Large

My Commission expires 11/26/05

