Davidson County DEEDWARR
Recvd: 06/03/04 10:08 2pgs
Fees:13.00 Taxes:351.13

20040603-0065207

SPECIAL WARRANTY DEED

B-CD-04-0735

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES 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
Robyn L. Dismukes	Sebring Capital Partners, LP	
735 Ringgold Drive (ADDRESS)	4000 International Parkway Suite 3000 (NAME)	59-15-64
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBYN L. DISMUKES AND HUSBAND, MICHAEL R. DISMUKES, hereinafter called the Grantees, 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. 118 on the Revised Plan of a portion of Haynes Manor, Section 1, of record in Plat Book 3700, Page 33, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to AmSouth Bank by Trustee's Deed dated February 27, 2004 and filed for record on March 10, 2004 in Instrument Number 20040310-0027392, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Nicole Cheree Donaldson and NaTasha Walker Curry, heirs-at-law of Beverly D. Walker, by Affidavit of Heirship recorded October 14, 2003 in Instrument Number 20031014-0151749, and being the same property conveyed to Beverly D. Walker by Deed dated January 29, 1997 and filed for record on February 3, 1997 in Book 10338, Page 473, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 3829, Page 720 and Book 3840, Page 404, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is unimproved ( ) improved (X) property, known as 735 Ringgold Drive, Nashville, Tennessee 37207
(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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Whenever 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 21st day of May, 2004.

AmSouth Bank

By: _____

Title: Vice President

AmSouth Bank CORPORATE SEAL #12

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Pinellas

Personally appeared before me the undersigned a Notary Public for said County and State, Julie Beavers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Vice President of AmSouth Bank, the within named bargainor, a corporation, and that She as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Vice Pres. dent

Witness my hand and official seal at Clearwater Florida on this 21st day of May, 2004.

Lori Thomson
NOTARY PUBLIC

My Commission Expires: _____

LORI THOMSON
My COMMISSION # DD 048740
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, Tennessee 37212