1st
Book 64

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/04 14:17 2pgs
Fees:13.00 Taxes:314.50

20040604-0066244

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

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

Notary Public
My Commission Expires: 6-10-07

**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: |
|---|---|---|
| Jason Stinson | Sebring Capital Partners, L.P. | 095-110-098.00 |
| 431 Adair Road | 4000 International Parkway, #3000 | |
| Nashville, TN 37214 | 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, **Jacqueline M Cribbs**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Stinson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Cloverdale, Section 2, as of record in Book 2133, page 58, said Register's Office.**

**Beginning at a point in the southeasterly margin of Adair Road, the common front corner of Lots 84 and 85; thence eastwardly 143.6 feet to a point; thence southwardly along a broken line 133.3 feet to a point in the northeasterly margin of a private drive; thence along the margin of said private drive 170.6 feet to a concrete monument at the beginning of a curve; thence around said curve northwardly 17.3 feet to a concrete monument on the southeasterly margin of Adiar Road; thence along said margin of said road northeastwardly 101.4 feet to the point of beginning.**

**Being the same property conveyed to Jacqueline Michelle Cribbs by Quitclaim Deed from of record in Instrument No. 20020807-0094914, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2133, page 58, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4277, page 950, Register's Office for Davidson County, Tennessee.

This is improved property known as: **431 Adair Road, Nashville, TN 37214**

**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 May 27, 2004.

Jacqueline M. Cribbs

**Jacqueline M Cribbs**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jacqueline M Cribbs** 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 May 27, 2004

My commission expires _____

Margaret Jane Stuart
Notary Public

MARGARET JANE STUART
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.
MY COMMISSION EXPIRES 06/09/07