2nd
Book 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/04 15:14 2pgs
Fees:13.00 Taxes:391.83

20040624-0075373

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,900.00.**

Affiant

Subscribed and sworn to before me this 23 day of June, 2004

Notary Public
My Commission Expires 9-22-07

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:
Shermelle McKay	Sebring Capital Partners, L.P.	083-12-0-050.00
2411 Barclay Drive	4000 International Parkway, #3000	
Nashville, TN 37206	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, **Ruby E. Chapman, Harley E. Logue, Jr., and Mary Gene DePriest, as joint tenants with the right of survivorship and not as tenants in common**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shermelle McKay and spouse, Jerrod McKay**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 44 on the plan of Eastland Acres, Section 1, of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 44 fronts 71 feet on the northerly side of Barclay Drive and runs back between lines, 184.4 feet on the easterly line, and 173.8 feet on the westerly line, to a line in the rear on which it measures 98 feet.

Being the same property conveyed to Ruby E. Chapman, by deed from Ester M. Youree, a widow, on March 9, 1973, of record in Book 4689, page 467, Register's Office for Davidson County, Tennessee. And further conveyed to Ruby E. Chapman, and Mary Gene DePriest, as tenants in common by Quitclaim Deed from Ruby E. Chapman of record in Instrument Number 20001019-0103605, said Register's Office. And further conveyed to Cindy S. Smith, Trustee by Quitclaim Deed from Ruby E. Chapman, and Mary Gene DePriest, and further from Cindy S. Smith, Trustee to Ruby E. Chapman, Harley E. Logue, Jr., and Mary Gene DePriest, as joint tenants with the right of survivorship and not as tenants in common, both of record in Instrument Number 20020726-0089876, said Register's Office. The said Ruby E. Chapman having since died leaving the property to Harley E. Logue, Jr. and Mary Gene DePriest by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2133, page 103, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2284, page 612, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2411 Barclay Drive, Nashville, TN 37206**

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 June 23, 2004.

Mary Gene DePriest

BY: Mary Gene DePriest
Robert H. Gurley, Attorney-in-fact
by Robert H. Gurley attorney in fact

Harley E. Logue
Harley E. Logue Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harley E. Logue, Jr.,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 23, 2004

My commission expires: _____

_____
Notary Public

Notary Public At Large DAVIDSON COUNTY, TN My Commission Expires 9-27-

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Robert H. Gurley, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mary Gene DePriest, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mary Gene DePriest, the bargainor(s), by the said Robert H. Gurley, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of June, 2004.

_____ My Commission Expires: _____
NOTARY PUBLIC

Notary Public At Large DAVIDSON COUNTY, TN My Commission Expires 9-27-