WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/04 11:22 2pgs
Fees:13.00 Taxes:518.00

20040702-0079122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Anna Marie Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT 22, 2004 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Marie Smith (NAME)	Sebring Capital Partners (NAME)	MAP 052-11
216 Peeler Trail (ADDRESS)	400 International Parkway, #3000 (ADDRESS)	PARCEL 030.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert W. Eggers and wife, Julia Eggers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anna Marie Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davdison County, Tennessee, being Lot No. 21 on the Map of Marlin Meadows, Secion 3, as of record in Plat Book 2133, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert W. Eggers and wife, Julia Eggers by Warranty Deed dated July 29, 2002, from Peggy R. Allen, of record at Instrument No. 20020731-0091859, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 216 Peeler Trail, Madison, TN 37115
(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; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 30th day of June, 2004

Robert W. Eggers
By: Robert W. Eggers by Julia Eggers, Attorney-in-fact
Julia Eggers, Attorney-in-fact

Julia Eggers
Julia Eggers

STATE OF TENNESSEE, **DAVIDSON** **County ss:**

On this 30TH day of June, 2004, before me personally appeared

Julia Eggers

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, TN, this 30th day of June, 2004.

My Commission Expires:

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2004, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **Julia Eggers** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Robert W. Eggers** as his attorney in fact, being authorized to do so, and acknowledged that she executed the same as the free act and deed of the said **Robert W. Eggers.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th, day of June, 2004.

Commission Expires:

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007