State of Tennessee
County of Davidson

2nd
Bk 64

This actual consideration or value – whichever is greater- is $166,000.00

Affiant

Subscribed and sworn before me this the 24th day of June, 2004.

Notary Public

Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires

Davidson County DEEDWARR
Recvd: 07/02/04 13:48 2pgs
Fees:13.00 Taxes:614.20

20040702-0079214

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)
Carrie Smith
7900 Rainey Drive
Antioch, Tennessee 37013

Improved Property known as:
7900 Rainey Drive
Antioch, Tennessee 37013

Send tax bills to:
Sebring Capital Partners, L.P.
4000 International Pkwy #3000
Carrollton, TX 75007

Map 182-060-A Parcel 0305.00

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CRESTMARK HOMES, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CARRIE SMITH, UNMARRIED AND SHAMRA WINFORD, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 35 on the plan of Old Hickory Hills, Section One, a Planned Unit Development of record in Instrument Number 20011023-0115382, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Crestmark Homes, LLC by Quitclaim Deed from Dustin Dowling of record in Instrument Number 20040702-0079213 **, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Instrument Number 20011023-0115382, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Instrument Number 20010306-0021333, and Instrument Number 20001030-0107214, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Charter of record in Instrument Number 20020123-0009417, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instrument of record in Instrument Number 20020116-0006750, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **24th** day of **June, 2004**

Mark Patton

Crestmark Homes, LLC, By: Mark Patton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Mark Patton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of **Crestmark Homes, LLC.** for the purposes therein contained, and who further acknowledged him/her self to be the Chief manager and being authorized by the board of directors to execute this document on behalf of **Crestmark Homes, LLC.**

Witness my hand and official seal this **24th** day of **June, 2004.**

My Commission Expires:

3-25-06

Notary Public

