2nd
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 15:28 2pgs
Fees:13.00 Taxes:314.50
20040713-0083534

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.**

Darrell W Cook
Affiant

Subscribed and sworn to before me this 30 day of June, 20 04

Notary Public
My Commission expires: 10-1-2005

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shirley Cook	Sebring Capital Partners, L.P.	087-13-0-016.00
809 Gina Brooke Court	4000 International Parkway, #3000	
Hermitage, TN 37076	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, **Nimerode Coq and wife, Anaika Coq**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shirley Cook and spouse, Darrell Cook**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 156 on the plan of Valley Brooke, of record in Book 5800, page 74, 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 Nimerode Coq and wife Anaika Coq, by deed from Rebeckah S. Haile, unmarried, on March 14, 1997, of record in Book 10383, page 620, 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 Book 5800, page 74, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5903, page 668, Register's Office for Davidson County, Tennessee.

This is improved property known as: **809 Gina Brooke Court, Hermitage, TN 37076**

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 30, 2004.

Nimerode Coq

Nimerode Coq by Anaika D Coq

BY: by Anaika D Coq Attorney-in-fact

Anaika Coq, Attorney-in-fact

Anaika D Coq

Anaika Coq

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anaika Coq** 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 30, 2004

My commission expires _____

_____
Notary Public

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 **Anaika Coq**, 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 **Nimerode Coq**, 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 **Nimerode Coq**, the bargainor(s), by the said **Anaika Coq**,, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of June, 2004.

_____ My Commission Expires: 8/22/04
NOTARY PUBLIC