Record 1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/04 11:26 2pgs
Fees:13.00 Taxes:414.40

20040803-0092726

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,000.00.**

James D Smith
Affiant

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

Notary Public
My Commission expires: 8/20/06
(Affix Seal)

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

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:
James D. Smith	Sebring Capital Partners, L.P.	052-08-0-A 242.00 CO
1112 Seagrove Point	4000 International Parkway, #3000	
Madison, TN 37115	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, **Karen P. Munn, unmarried and Delores H. Munn, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James D. Smith and spouse, Carolyna R. Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 66 on the plan of Heron Walk, Section Four, Phase Two, of record in Plat Book 9700, page 687, 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 Karen P. Munn, unmarried and Delores H. Munn, unmarried, by deed from Allen Earps, on October 26, 1999, of record in Book 11723, page 88, 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 9700, page 687, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10095, page 464, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10125, page 449, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10170, page 124, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1112 Seagrove Point, Madison, TN 37115**

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 July 23, 2004.

Karen P. Munn
Karen P. Munn

Delores H. Munn
Delores H. Munn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen P. Munn, unmarried and Delores H. Munn, unmarried** 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 July 23, 2004

My commission expires: 5/30/08

Notary Public

