FILE NUMBER
249476

(1)

| This Instrument Prepared By: | Owner: | Send Tax Bills To: |
|---|---|---|
| R. W. Hardison, Attorney at Law<br>506 N. High Street<br>Post Office Box 1967<br>Columbia, TN 38401 | William H. Boyd and wife Marilyn L. Boyd<br>836 Hillmore Drive<br>Nashville, TN 37218 | Sebring Capital Partners,<br>4000 International Pkwy, #3000<br>Carrollton, Texas 75007 |

# GENERAL WARRANTY DEED

This indenture is made and entered into this 10th day of August, 2004 between Billy A. Fuqua and wife Jewel M. Fuqua (hereinafter referred to as "GRANTOR") and William H. Boyd and wife Marilyn L. Boyd (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 17 of the Hillmore Subdivision as shown by a map of record in Plat Book 6250 at page 195 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Billy A. Fuqua and wife Jewel M. Fuqua by instrument dated April 15, 1991 from Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8331 at page 28 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 059.14-0-260.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 08/13/04 09:47 2pgs
Fees:13.00 Taxes:394.05
20040813-0097992

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Billy A. Fuqua

Jewel M. Fuqua

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Billy A. Fuqua and wife Jewel M. Fuqua, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Nashville, Tennessee this 10th day of August, 2004.

REGINA E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Commission Expires: 5-24-08

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $106,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10 DAY OF August, 2004.

REGINA E. JOHNSON SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
COMMISSION EXPIRES: 5-24-08