File #200480158

Davidson County DEEDWARR
Recvd: 08/24/04 13:46 2pgs
Fees:13.00 Taxes:384.80

20040824-0102194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lannell McGee, Jr.	Sebring Capital Partners, Limited Partnership	Map: 42-9-107
(NAME) 800 Tuckahoe Drive	(NAME) 4000 International Pkwy., Suite 3000	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **C. RAYMOND WATERS, JR., A MARRIED MAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **LANNELL MCGEE, JR., UNMARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 51, on the Plan of Section Two, Kemper Heights, as shown by plat appearing of record in Plat Book 2331, Page 104, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Leonard H. Andersen and Sharon Lee Andersen, a joint tenancy in common with right of survivorship by Quitclaim Deed dated March 26, 1999 of record in Book 11428, Page 299, and being further conveyed to C. Raymond Waters, Jr., by Warranty Deed dated March 30, 2004 of record in Instrument No. 20040405-0038078, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 2331, Page 104; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 800 Tuckahoe Drive, 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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Vickie Lynn Waters is the spouse of said Grantor. Property being conveyed is investments property and was never the principal residence of Grantor or of Vickie Lynn Waters.

Witness our hands this 20th day of August, 2004.

C. Raymond Waters, Jr.

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared C. Raymond Waters, Jr., a married man, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of August, 2004.

Kimberly A. Baez
Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066