This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040397

Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

mail

Send Tax Bills To:
Sebring Capital Partners
4000 International Pkwy. Suite 3000
Carrollton, TX 75007

Davidson County DEEDWARR
Recvd: 08/24/04 14:29 2pgs
Fees:13.00 Taxes:351.50
20040824-0102250

New Owner is:
Eugene Cabknor, III
1524 Mohawk Trail
Madison, TN 37115

MAP: 63-2
PARCEL: 150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ronnie L. Barksdale and wife, Bonita Barksdale**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eugene Cabknor, III and wife, Nakisha Cabknor**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, which is of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Ronnie L. Barksdale and wife, Bonita Barksdale by Deed from Lance S. Uffelman and wife, Robin V. Uffelman dated December 10, 1997, recorded December 17, 1997, in Book 10725, page 343, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of August, 2004.

GRANTOR:

Ronnie Barksdale

Ronnie L. Barksdale

Bonita Barksdale

Bonita Barksdale

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ronnie L. Barksdale and wife, Bonita Barksdale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19 day of August, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

SWORN TO and subscribed before me this 19 day of August, 2004.

NOTARY PUBLIC

My commission expires:

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