WARRANTY DEED

GREGORY D. VAUGHN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: July 24, 2007
(AFFIX SEAL)

file #A3

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Sebring Capital	MAP-PARCEL NUMBERS
Timothy T. Smith	~~Primary Residential Mortgage~~	072-140-20200
(NAME)	(NAME)	
1414 Douglas Avenue	4000 International Pky 3000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Carrollton, Tx 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christine A. Niznik n/k/a Christine Morton and husband, Antonio Morton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy T. Smith and wife, Kimberly Elkins-Smith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at 1414 Douglas Avenue, Nashville, Davidson County, Tennessee 37206 AND:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of H.M. Doak's Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly side of Douglas Avenue and extends back between parallel lines 174 feet to an alley.

Being the same property conveyed to Christine A. Niznik by deed dated 10/10/02, from David J. Gleason, filed for record on 10/11/02, in Instrument No. 20021011-0125401, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/16/04 10:51 2pgs
Fees:13.00 Taxes:517.63

20040916-0111582

unimproved ( )
This is improved (X) property, known as 1414 Douglas Avenue, Nashville, Tennessee 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 10th day of September 2004

Christine A. Niznik n/k/a Christine Morton

Antonio Morton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine A. Niznik n/k/a Christine Morton and husband, Antonio Morton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 10 day of September, 2004.

Commission expires _____

GREGORY D. VAN TATENHOVE NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public