Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$111,900.00**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2004.

Notary Public

My commission expires: _____
(AFFIX SEAL)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephanie Manning	**Sebring Capital Partners, Limited Partnership**	**059-16-66.00**
2427 Grover Street	**4000 International Pkwy., #3000**	
Nashville, Tn 37207	**Carrollton, TX 75007**	

FOR AND IN 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 ACKNOWLEDGE, WE,

William H. Dorris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Manning , unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Haynies Cleveland Plan, of record in Book 161, page 35, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William H. Dorris by deed from MBHD, LLC dated 1/30/04 and recorded 2/11/04 in Instrument # 200402110016314, Register's Office for Davidson County, Tennessee. Also see deed to MBHD, LLC dated 5/20/99 of record in Book 11504, page 657, for said County.

Restrictions, Easements, and all matters of record on subdivision plat recorded Book 161, page 35.

This is improved property, known as **2427 Grover Street, Nashville, TN 37207**

Davidson County DEEDWARR
Recvd: 10/06/04 15:25 2pgs
Fees:13.00 Taxes:414.03
20041006-0120773

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **30th** day of **September, 2004.**

William H. Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **William H. Dorris,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **September, 2004.**

Notary Public

My Commission Expires:_____