THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

REGISTRAR, RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Sebring Capital Partners
4000 International Parkway #3000
Carrollton, TX 75005

Davidson County DEEDWARR
Recvd: 10/07/04 14:19 2pgs
Fees:13.00 Taxes:325.60

MAP PARCEL NUMBERS: 52-8-A-296.00

20041007-0121367

WARRANTY DEED

THIS INDENTURE, made and entered into this **4th** day of **October, 2004**, by and between **Melissa Nichols, a single woman**, party of the first part, and **Tina M. Reed, a single woman**, party of the second part,

WITNESSETH: That for and in consideration of **$88,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Heron Walk, Section 5, Phase 2, of record in Plat Book 9700, page 923, Register's Office for Davidson County, Tennessee , to which reference is made for a more complete description.

Property known as: 1149 Shawnee Road., Madison, Tennessee 37115

Being the same property conveyed to Melissa K. Nichols by Warranty Deed from Allen Earps and wife, Betty Earps, dated April 28, 2000, filed for record on May 2, 2000, in Instrument No. 2000005020043446, Register's Office for Davidson County, Tennessee. THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record in Book 9700, page 923, restrictions, easements, right of ways, charter, by laws of record in Book 10095, page 464 and Book 10170, page 124, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Melissa Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melissa Nichols** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **4TH** day of **October, 2004.**

My commission expires 9/30/06

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$88,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of **October, 2004**.

PROPERTY ADDRESS:
1149 Shawnee Trace
Madison, TN 37115

New Owner Name and Address:
Tina M. Reed
1149 Shawnee Rd.
Madison, TN 37115

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2006