Davidson County DEEDWARR
Recvd: 10/07/04 15:58 2pgs
Fees:13.00 Taxes:525.40

20041007-0121521

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Affiant

Subscribed and sworn to before me, This 22nd day September, 2004.

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
Sheila G. Brackeen	Sebring Capital Partners	062-0-2-B-101
3308 Cain Harbor Drive	4000 International Pkwy #3000	
Nashville, TN 37214	Carrollton, TX 75007-1952	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazer Homes Corp. d/b/a Phillips Builders., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sheila G. Brackeen, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Abbington Park, Phase 1, Section 3, of record in Instrument No. 20040510-0053210 and amended in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders by deed from J.E. Stevenson, Trustee of record in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20040510-0053210 and amended in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20030213-0020075 and amended in Instrument No. 20040518-0058461; By-Laws of record in Instrument No. 20030303-0027406 and Charter of the Homeowner's Association of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

This is improved property known as 3308 Cain Harbor Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, it's successors and representatives, to warrant and forever defend the title to said land to said Grantes, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of September, 2004

Beazer Homes Corp., d/b/a Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public of the State and County aforesaid, personally appeared the within named Ruth Lyon, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, the bargainor, a Tennessee Corporation, and that she as such Agent, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by herself as such Agent.

Witness my hand, at Nashville, Tennessee, this 22nd day of September, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN