PICK-UP

Davidson County DEEDWARR
Recvd: 10/27/04 11:36 2pgs
Fees:13.00 Taxes:643.80

20041027-0129238

WARRANTY DEED

FROM: HERMITAGE DEVELOPERS, INC.
TO: BRIDGET F. COWAN, a single person

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
BRIDGET F. COWAN, a single person 4061 Dodson Chapel Road, Unit #102 Hermitage, TN 37076	SEBRING CAPITAL 10850 RICHMOND AVE. #175 HOUSTON, TX 77042	86-10-B/102CO

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $174,000.00.

Bridget F Cowan
AFFIANT

SWORN TO and subscribed before me, this 22 day of October, 2004.

5/14/07
MY COMMISSION EXPIRES:

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), the receipt of which is hereby acknowledged, HERMITAGE DEVELOPERS, INC., a Tennessee corporation, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto BRIDGET F. COWAN , a single person, hereinafter called "Grantee", her heirs, personal representatives, successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Unit No. 102 on the Plan of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

BEING part of the same property conveyed to HERMITAGE DEVELOPERS, INC., a Tennessee corporation, by deed of record as Instrument No. 20021231-0162617, said Register's Office.

THE above described property is conveyed under the provisions of the Master Deed, Covenants and Restrictions of Noel Cove Townhomes Homeowners Association, Inc. of record as Instrument No. 20030924-0141428, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, personal representatives, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the single, and the use of any gender shall be applicable to all genders.

THIS is improved property known as 4061 Dodson Chapel Road, Unit #102, Hermitage, TN 37076.

WITNESS my hand this 22nd day of October, 2004.

HERMITAGE DEVELOPERS, INC.

BY: James D. Holland Pres.
JAMES D. HOLLAND, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JAMES D. HOLLAND, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Hermitage Developers, Inc., a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 22ND day of October, 2004.

5/19/07
MY COMMISSION EXPIRES:

NOTARY PUBLIC

NICHOLAS SHELTON NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN