Record 2nd

WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
TN 37214
Fax: (615) 883-75[illegible]

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$114,750.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2004.

Notary Public

My commission expires: 07-06-08
(AFFIX SEAL)

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
Johnny Garner	**Sebring Capital Partners, Limited Partnership**	**086-07-198.00**
1408 Woodchimes Court	**4000 International Pkwy., #3000**	
Hermitage TN 37076	**Carrollton, TX 75007**	

Davidson County DEEDWARR
Recvd: 11/01/04 12:19 2pgs
Fees:13.00 Taxes:424.58
20041101-0130730

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cheryl Betty and husband, Eric W Betty

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

Johnny Garner, a single person

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:

Being Lot No. 266, Phase V-B on the Plan of Revised Jackson Retreat, as of record in Plat Book 6250, page 905, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cheryl Harbin, unmarried, by Deed from Joseph Wesley Smith and wife, Shirley Kristina Smith, dated 10/02/2000, of record in Instrument No. 200010180103272, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **1408 Woodchimes Court, Hermitage TN 37076**

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 **28th** day of **October, 2004.**

Cheryl Betty
Cheryl Betty

Eric W Betty
Eric W Betty

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-75[illegible]

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cheryl Betty and husband, Eric W Betty,** 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 **28th** day of **October, 2004.**

_____
Notary Public

My Commission Expires:_____

