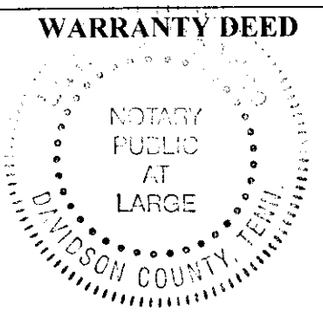
#8902 Box 13

WARRANTY DEED



My Commission Expires MAY 28, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malachi Brown	Sebring Capital Partners, Limited Partnership	86-4B-24
(NAME)	(NAME)	
5013 Sunset Way	4000 International Parkway, Ste 3000	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/16/04 09:44 2pgs
Fees:13.00 Taxes:806.60

20041116-0137292

FOR AND 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 ACKNOWLEDGED, WE, Samuel O. Huddleston and wife, Sonia L. Huddleston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malachi Brown and wife, Kimberly Spencer, 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. 121 on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, amended in Plat Book 7900, page 808, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel O. Huddleston and wife, Sonia L. Huddleston, by deed of record in Book 11182, Page 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5013 Sunset Way, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 1st day of November, 2004.

Samual O. Huddleston, ATI IN FACT

Sonia L. Huddleston, ATI IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samual O. Huddleston and Sonia L. Huddleston with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2004.

Commission expires: May 28, 2006

~~Beth Triplett~~ LaTrece McAdoo, Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

State of Tennessee, Davidson County

On this the 1st day of November, 2004, before me personally appeared Anthony K Cooper, the person who executed the foregoing instrument on behalf of Samuel O Huddleston and Sonia L Huddleston and who acknowledged that he executed the same as the free act and deed of the said Samuel O Huddleston and Sonia L Huddleston, through Power of Attorney granted Anthony K Cooper by the said Samuel O Huddleston and Sonia L Huddleston.

LaTrece McAdoo

Notary Public My Commission Expires: 5/28/06

LaTrece McAdoo