SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOV, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

KAREN L. TRUSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/02/04 15:29 2pgs
Fees:13.00 Taxes:399.60

20041202-0143968

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel Peete, Jr.	Sebring Capital Partners, Limited Partnership	083-04-082.00
(NAME)	(NAME)	
2418 Pafford Drive	4000 International Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Carrollton TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Household Financial Center SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Nathaniel Peete, Jr. and wife, ~~Rayshaun M. Peete~~/ Rayshaun Peete AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 73 on the Plan of Rosebank Park, as of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Household Mortgage Funding Corp. III by Substitutive Trustee's Deed dated August 19, 2004, of record in Instrument No. 20040831-0104972, Register's Office for Davidson County, Tennessee. Said Substitute Trustee's Deed being corrected and recorded at Instrument No. _____, of said Register's Office being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2418 Pafford Drive, Nashville, TN 37206

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

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Nathaniel Peete, Jr. and wife, Rayshaun M. Peete and his/her/their assigns, forever.

Said Household Financial Center, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Household Financial Center, has executed this deed this 15 th day of November, 2004.

Household Financial Center

By: Maria L. Ortega
Maria L. Ortega
Asst. Vice President

Paul Marquez
Closing Coordinator

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I. Ortega, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the A.V.P. respectively of the Household Financial Center, the within named bargainor, a corporation, and that he/she as such A.V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th th day of November, 2004.

Commission expires: March 31, 2005

DANNY GOMEZ
Commission # 1299170
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2005

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027