THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Sebring Capital Partners, Limited Partnership
4000 International Parkway #3000
Carrollton, TX 75007

MAP PARCEL NUMBERS: 105-14-0141.00

Davidson County DEEDWARR
Recvd: 12/20/04 11:54 2pgs
Fees:13.00 Taxes:307.10
20041220-0150941

WARRANTY DEED

THIS INDENTURE, made and entered into this **15th** day of **December, 2004**, by and between **Henrietta Martin**, party of the first part, and **Timothy Campbell**, party of the second part,

WITNESSETH: That for and in consideration of **$83,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Yarbrough Subdivision of Woodland, of record in Plat Book 161, page 87, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric D. Thompson and Deborah J. Thompson by Quitclaim Deed from Eric D. Thompson, dated November 26, 2001, filed for record on November 28, 2001, of record in Instrument No. 20011128-0129747, Register's Office for Davidson County, Tennessee. Being further conveyed to Henrietta Martin by deed from Eric D. Thompson and Deborah J. Thompson, of record in Instrument No.20031222-0181784, Register's Office for Davidson County, Tennessee, dated December 11, 2003, recorded December 22, 2003.

This improved property is known as: 2221 Lindell Avenue., Nashville, TN 37204.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

X Henrietta Martin
Henrietta Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henrietta Martin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of **December, 2004.**

My commission expires 9-22-07

Angie Valentine
Notary Public

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$83,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X
Affiant

Subscribed and sworn to before me this **15th** day of **December, 2004.**

Deena L O'Brien

DEENA L. O'BRIEN NOTARY PUBLIC MY COMM. EXP. 9/30/08 AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
2221 Lindell Avenue
Nashville, TN 37204

Name andAddress of NewOwner:
Timothy Campbell
2221 Lindell Avenue
Nashville, TN 37204