File #200430262

CAROL M. HOLMES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,917.00

Byron A. Smith Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2004.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenita Smith and spouse, Byron Alex Smith	Sebring Capital Partners, Limited Partnership	Map: 150-12-C-31.00
(NAME) 601 Homey Court	(NAME) 4000 International Pkwy., Suite 3000	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **THOROUGHBRED CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JENITA SMITH AND SPOUSE, BYRON ALEX SMITH**, 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 all of Lot No. 31, on the Final Plat, Mt. View Subdivision, Section One, as shown by plat appearing of record in Book 11700, Page 36, as amended by Instrument No. 20010207-0012283, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Mt. View, LLC by Warranty Deed dated September 18, 1998 of record in Book 11121, Page 164, and being the same property further conveyed to Thoroughbred Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed dated April 2, 2004 of record in Instrument No. 20040407-0039483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 11272, Page 811, restated and amended in Instrument No. 20020108-0002714, and re-recorded in Instrument No. 20020122-0008596; Charter for Homeowners' Association of record in Instrument No. 20020108-0002713; Quitclaim Deed conveying open space of record in Instrument No. 20020129-0012295; Boundary Plat of record in Book 11190, Page 65; Rights of adjoining owners of record in Book 6013, Page 187; all matters shown on plat of record in Book 11700, Page 36, as amended by Instrument No. 20010207-0012283; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 601 Homey Court, Antioch, TN 37013
(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 Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 16th day of December, 2004.

Thoroughbred Construction, LLC, a Tennessee Limited Liability Company

BY: _____
Steven M. Knox, Member

Davidson County DEEDWARR
Recvd: 12/22/04 10:37 2pgs
Fees:13.00 Taxes:469.59

20041222-0152133

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, 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 Member of Thoroughbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 16th day of December, 2004.

Carol M Holmes

Notary Public

My Commission Expires: 6/22/08

(SEAL)

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167