Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 14:44 2 pgs
Fees:13.00 Taxes:203.50

20050112-0004635

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER OF REAL PROPERTY IS: $55,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2005

Notary Public

My Commission Expires: 7/21/07

(AFFIX Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Vennessia L. Rodas	Sebring Capital Partners, L.P.	081-10-0-185.00
1712 25th Avenue, North	4000 International Parkway, #3000	
Nashville, TN 37208	Carrollton, TX 75007	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary Frances Hudson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Vennessia L. Rodas and spouse Victor Rodas**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 103 on the plan of Cobb's Subdivision of Harding's Bosley Tract, a Plan of Cobb's Subdivision, of record in Book 161, page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Frances Bradley, by deed from David Bradley, on August 22, 1978, of record in Book 5336, page 844, Register's Office for Davidson County, Tennessee. And further reconveyed to Mary Frances Bradley by Quitclaim Deed from Lucien Dale, Trustee of record in Book 5776, page 272, said Register's Office. And further conveyed to Mary Frances Hudson by Quitclaim Deed of record in Book 11370, page 167, Said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $377.85 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 161, page 155, Register's Office Davidson County, Tennessee.

This is improved property known as: **1712 25th Avenue, North, Nashville, TN 37208**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 December 7, 2004.

Mary Frances Hudson

Mary F. Hudson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Frances Hudson** 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 Official Seal at office this December 7, 2006.

My commission expires

Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007