Record and Box cat

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/05 09:12 2 pgs
Fees:13.00 Taxes:440.30

20050204-0013128

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $119,000.00

Affiant

Subscribed and sworn to before me this 26 day of January, 2005

Notary Public
My Commission expires:
(Affix Seal)

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:
Carl Tinch Jr.	Sebring Capital Partners, L.P.	086-07-0-122.00
609 Flagstone Court	4000 International Parkway, #3000	
Hermitage, TN 37076	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, **George Smith and wife, Judy Smith**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Carl Tinch, Jr., single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 192 on the plan of Jackson's Retreat, Phase 5-A, of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 192 fronts 35 feet on the northerly margin of Flagstone Court and extends back 220.33 feet on the westerly line, which is a broken line, and 162.51 feet on the easterly line to a broken line in the rear measuring 161.93 feet thereon.

Being the same property conveyed to George Smith and wife, Judy Smith, by deed from Martin H. Reimund and wife, Claudia H. Reimund, on January 20, 1989, of record in Book 7892, page 506, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 309, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5676, page 67; and Book 5741, page 360; and Book 6482, page 679; and Book 6806, page 256, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 5745, page 283, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5745, page 294, Register's Office for Davidson County, Tennessee.

This is improved property known as: **609 Flagstone Court, Hermitage, TN 37076**

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 January 26, 2005.

George Smith

BY: George Smith
Judy Smith, Attorney-in-fact

Judy Smith attorney in fact

Judy Smith
Judy Smith

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this January 26, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Judy Smith,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **George Smith,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **George Smith,** the bargainor(s), by the said **Judy Smith,** as Attorney-in-Fact.

WITNESS my hand and seal, this 26 day of January, 2005.

NOTARY PUBLIC My Commission Expires: 9-22-07

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY