Record 18
Box 04

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/05 09:26 2 pgs
Fees:13.00 Taxes:591.26
20050214-0016276

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,800.00.**

Affiant

Subscribed and sworn to before me this 9th day of February, 2005

Notary Public
My Commission expires: 8/3/08
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:
Jimmy Thompson	Sebring Capital Partners, L.P.	135 -14-0-A-210.00 CO
1060 Blue Mountain Lane	4000 International Parkway, #3000	
Antioch, TN 37013	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, **Roger W. Cutchin and wife, Janice Cutchin,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jimmy Thompson, a 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. 210 on the plan of Pinnacle Point, Phase 5, of record in Book 8250, page 842, 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 Roger W. Cutchin and wife, Janice Cutchin, by deed on August 31, 1999, of record in Book 11647, page 549, 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 8250, page 842, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6405, page 169, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7032, page 730, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7032, page 730, and amended in Book 7067, page 739, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1060 Blue Mountain Lane, Antioch, TN 37013**

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 February 9, 2005.

Roger W. Cutchin
Roger W. Cutchin

Janice Cutchin
Janice Cutchin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roger W. Cutchin and wife, Janice Cutchin** 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 February 9, 2005

My commission expires 8-3-06

Notary Public

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY