This instrument prepared by:
Lauren Rickels, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-742323**

Davidson County DEEDWARR
Recvd: 02/22/05 16:14 3 pgs
Fees:18.00 Taxes:571.27

20050222-0019418

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourteenth day of February, 2005**, by and between **Cheri A. Haynes**, parties of the first part, and **Sonja Richardson**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had 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 the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NUMBER 181, PHASE 2, VILLAGES OF LONG HUNTER, P.U.D. AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT NUMBER 20020515-0059732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Cheri A. Haynes from Ole South Properties, Inc., by virtue of Warranty Deed as recorded on May 6, 2003 in Instrument Number 20030506-0059819, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **151-10-0-A 201.00 CO**

X Improved OR

Unimproved property located at: **1621 London Gardens Ct., Antioch, Tennessee 37013**

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

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

Cheryl Lewis POA
Cheri A. Haynes by Attorney in Fact Cheryl Lewis

STATE OF Kansas

COUNTY OF Riley

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cheryl Lewis** to me known (or proved to me on the basis of satisfactory evidence) to the person who executed the foregoing intstrument in behalf of Cheri A. Haynes as her attorney in fact and acknowledged that **she** executed the same as the free act and deed of said Cheri A. Haynes.

Witness my hand and Notarial Seal this **Fourteenth day of February, 2005.**

Dana A. Hebert
Notary Public

My Commission Expires: 2/8/08

DANA A. HEBERT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2/8/08

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Owner's Name: **Sonja Richardson**

and Address: **1621 London Gardens Ct.**
Antioch, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Sebring Capital Partners
4000 International Pkwy #3000
Carrollton, TX 75007

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$154,397.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl Lewis POA
Affiant

Subscribed and sworn to before me this **Fourteenth day of February, 2005.**

Notary Public

My Commission Expires: 2/8/08

DANA A. HEBERT
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 2/8/08