Davidson County DEEDWARR
Recvd: 02/24/05 10:17 2 pgs
Fees:13.00 Taxes:499.13

20050224-0020320

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Yolanda Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 2005

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolanda Miller (NAME)	Sebring Capital Partners, LP (NAME)	MAP 136-14
2940 Starboard Drive (ADDRESS)	4000 International Pkwy #3000 (ADDRESS)	PARCEL 120.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Martin D. Wylie and wife, Betsy Wylie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yolanda Miller and husband, Darrell L. Miller, Sr.

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 Lot No. 46 on the Plan of Harbor Town Village, Section II, of record in Book 4675, page 146-147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Martin D. Wylie and wife, Betsy Wylie by Warranty Deed from EMC Mortgage Corporation of record by Instrument No. 20021114-0141120, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 2940 Starboard Drive, Nashville, TN 37217
(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 21st day of February 2005

Martin D. Wylie

Betsy Wylie

STATE OF ~~TENNESSEE~~/ARIZONA
COUNTY OF ~~DAVIDSON~~ MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin D. Wylie and wife, Betsy Wylie

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Maricopa County, Arizona, ~~Tennessee~~ this 21st day of February 2005.

Commission expires * ** Notary Public

SEAL: SEE BELOW***

STATE OF TENNESSEE
COUNTY OF **

Before me, Pamela J. Allocco, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the Feb 21, 2005 day of _____.

My commission expires * Sept 17, 2008 ***

OFFICIAL SEAL
PAMELA J. ALLOCCO
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Sep 17, 2008