Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 03/02/05 13:47 2 pgs
Fees:13.00 Taxes:364.19

20050302-0023041

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Robert Slater, Jr. and Shelly Slater	Sebring Capital Partners, LP	Map 52-13-B
1114 Alandee St	4000 International Pkwy, #3000	Parcel 68.00 CO
Nashville, TN 37214	Carrolton, TX 75007	12217

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mohab E. Khamis and wife, Maha F. Shokry** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Robert Slater, Jr. and wife, Shelly Slater,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 102 of the Condominium Site Plan of Phase II-C, Section 2 on the Plan of River Glen, a Planned Unit Development, of record in Plat Book 7900, page 548, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mohab E. Khamis and wife, Maha F. Shokry by deed from Patricia A. Hayes, as of record in Instrument No. 20000602-0055322, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters shown on the Plat of record in Book 7900, page 548, said Register's Office.
3. Matters shown in Master Deed, By-Laws, Articles of Incorporation, and Restrictive Covenants of record in Book 7566, page 571, Book 8069, page 158, Instrument No. 20040915-0111299, Book 9730, page 944, and Book 9730, page 947, said Register's Office.
4. Matters show of Phase Two Boundary Survey of record in Book 6900, page 650, said Register's Office.

This is improved property commonly known as 1114 Alandee Street, Nashville, Tennessee 37214

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 98,430.00.

Affiant

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

Notary Public

My Commission Expires: 3-25-06

DEANE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of February, 2005.

Mohab E. Khamis

Maha F. Shokry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mohab E. Khamis and Maha F. Shokry**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07