Box 104
Record 1st

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Beverly A. Bailey
4000 Anderson Rd Unit 4
Antioch, TN 37013

SEND TAX BILL TO:
same

MORTGAGEE:
Sebring Capital Partners, LP
4000 International Pkwy #3000
Carrollton, TX 75007

MAP	**136-3**
GROUP	**A**
PARCEL	**4.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gardenview Properties, a partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Beverly A. Bailey**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment being Townhouse No. 4, Building No. 1 in a Horizontal Property Regime as shown on the condominium site plan of Phase I, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gardenview Properties, a partnership by deed from R.K. Kelley, unmarried of record in Instrument no. 20040812-0097640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4000 Anderson Road, Unit #4, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 03/28/05 09:13 2 pgs
Fees:13.00 Taxes:277.50
20050328-0032435

WITNESS our hands this the 25th day of February, 2005.

Gardenview Properties, a partnership

By: _____
Frank Oster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Frank Oster** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Partner of Gardenview Properties, a partnership**, the within named bargainor, a partnership, and that he as such authorized partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the partnership.

WITNESS my hand and official seal this 21st day of February, 2005.

_____
Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BB
$75,000.00 - ADD

The actual value or consideration, whichever is greater, for this transfer is ~~$72,000.00~~.

_____
AFFIANT

Subscribed and sworn to before me on this 25th day of February, 2005.

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE TENN.

_____
NOTARY PUBLIC

My Commission Expires: July 21, 2007