Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20050628-0074082

This instrument was prepared by:

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Nashville, TN 37201
(615) 254-4686

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Eric McAnally 1000 Fitzpatrick Nashville, TN 37214	Sebring Capital Partners 4000 International Pkwy. Suite 3000 Carrollton, TX 75007	108-04, 196.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Moneca McAnally in compliance with a Martial Dissolution Agreement, and for in consideration of the monetary sum of Zero Dollars ($0) and said agreement, does hereby convey, release and forever quitclaim unto Eric McAnally, his heirs and assigns, her entire rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 402, on the plan of section 7, Larchwood, of record in plat book 6900, page 274, register's office for the Davidson County, Tennessee.

Being the same land conveyed from John P. Cunningham and Wife, Dawn M. Cunningham, to Eric D. McAnally by Warranty Deed dated August 19, 2003 of record in the Register's Office of said County, No. 20030904-0129013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 my hand this 27th day of June, 2005.

Moneca McAnally

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me, this the 27th day of June, 2005.

Notary Public

My Commission Expires: 11/25/2006

JOHN W. DESRAPHENRIED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.