Davidson County DEEDWARR
Recvd: 08/12/05 14:35 2 pgs
Fees:13.00 Taxes:468.79

20050812-0095887

WARRANTY DEED

G-AM-05-7018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,700.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Cochran	Sebring Capital Partners, LP	
7018 Bonnamere Drive	(NAME) 4000 International Parkway Suite 3000	74-08 26.00
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Carrollton, Texas 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LORI ANN UNGURAIT, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT J. COCHRAN AND SPOUSE, JENNIFER M. COCHRAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 815, ON THE PLAN OF HERMITAGE HILLS, SECTION 7, OF RECORD IN BOOK 3300, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LORI ANN UNGURAIT, A SINGLE PERSON BY QUITCLAIM DEED FROM BRADLEY JAMES UNGURAIT AND WIFE, LORI ANN UNGURAIT, RECORDED ON THE 4TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031204-0174775, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Bradley Jmes Ungurait and wife,Lori Ann Ungurait,by Warranty Deed from Jeff R. Robertson and wife Melinda Robertson Dated 10-25-96, of record in Book, page 200, Register's Office for Davidson County ,Tennessee

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 2330, Page 62, said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7018 Bonnamere Drive, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 9th day of August, 2005.

Lori Ann Ungurait by John Gleaves, attorney-in-fact

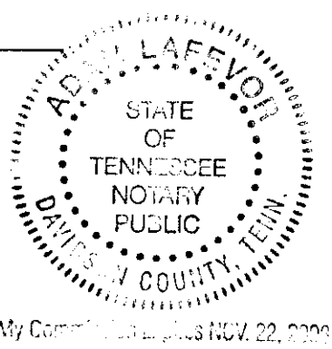
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Lori Ann Ungurait and acknowledged that he executed the same as the free act and deed of the said Lori Ann Ungurait.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 9th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903