Realty Title 15
Box 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,994.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-27-2006
(AFFIX SEAL)

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

ROBBIN TEAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Martin	Sebring Capital Partners, Limited Partnership	
(NAME)	(NAME)	
118 Gordon Terrace	4000 International Pkwy	71-4-127
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052011

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, **I, Ricky Linville, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rodney Martin and wife, Sonya Martin**, 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 Nos. 28-A on the Plat of the Resubdivision of Lots 24, 26, 28 & 30 of the John L. Gordon Subdivision, of record in Book 8250, Page 272, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Ricky Linville, unmarried by deed from E. W. Mayes, Jr., married, the only Heir-at-Law of E.W. Mayes, Deceased dated December 27, 2002 of record in Instrument Number 200301030001331, in the Register's Office for Davidson County, Tennessee.

unimproved X

This is improved • property, known as 118 Gordon Terrace, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of August, 2005.

Ricky Linville

Davidson County DEEDWARR
Recvd: 08/31/05 10:49 2 pgs
Fees:13.00 Taxes:443.98

20050831-0104169

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ricky Linville, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ricky Linville, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 26th day of August, 2005.

Commission expires: 3/24/09

Melissa D. Rogers
Notary Public

