WARRANTY DEED

LYNN F. VAUGHT NOTARY PUBLIC AT LARGE COUNTY, TENNESSEE

Record & Return To:

Southern Title Services, LLC
1535 West Northfield Blvd., Ste One
Murfreesboro, TN 37129
File No. 200041348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd Day of January, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-22-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Northfield Blvd., #1 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Boyd, Sr. and Pam Boyd	Sebring Capital Mortgage	Map 94
(NAME) 903 South 13th Street	(NAME) 4000 International Parkway #3000	Group 1
(ADDRESS) Nashville, TN 37206	(ADDRESS) Carrolton, Texas 75007	Parcel 247
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The J & J Group, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Jerry L. Boyd, Sr. and Pam Boyd, husband and wife** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 26 on the Plan of Mabelle Subdivision, according to the plat thereof, recorded in Book 547, Page 139 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to The J & J Group, LLC by Substitute Trustee's Deed of record in Instrument No. 20001003-0097814 of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2044, page 293; any and all matters as shown on plat of record in Book 547, page 139; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( ) property, known as 903 South 13th Street Nashville TN 37206
(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 Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and bind itself, its succesors and assigns, 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 3rd Day of January, 2001.

The J & J Group, LLC

BY:
Joseph M. Hafner, Chief Manager

Davidson County DEEDWARR
Recvd: 01/08/01 09:04 2pgs
Fees:11.00 Taxes:236.80

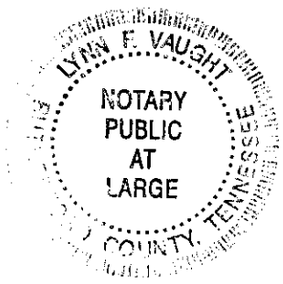
20010108-0002032

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned of the state and county aforesaid, personally appeared Joseph M. Hafner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of J & J Group, the within named bargainor, and that he as such Chief Manager, as duty authorized executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this ~~3rd~~ 3rd day of ~~December 2000~~ January 2001.

Lynn F. Vaught
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1-22-2003