PICK-UP

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

Davidson County DEEDWARR
Recvd: 04/06/01 13:06 2pgs
Fees:11.00 Taxes:321.90

20010406-0033909

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

John Richard Conditt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April, 2001.

NOTARY PUBLIC

My Commission Expires: AT LARGE

WILLIAM M. HILL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires JULY 24, 2004

THIS INSTRUMENT PREPARED BY

Joseph L. Lackey, Jr., 315 Deaderick St., Ste. 1230, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bobby Hill & Wife Carolyn Fitzgerald (NAME)	Sebring Capital Corp. (NAME)	81-10-240.00
1709 - 23rd Avenue North (ADDRESS)	4000 International Pkwy., Ste. 3000 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we I

John Richard Conditt

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Bobby Hill and Wife, Carolyn Fitzgerald

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 381 on the Plan of J.M., T.J. and G.W. Hardings plan of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Richard Conditt by deed from Henry Hill, Jr. and wife, Mary E. Hill, of record in Book 11735, page 205, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1709 - 23rd Avenue North, Nashville, TN 37208
(House Number) (Street) (City) (State) (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. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 hands this 5th day of April, 2001.

John Richard Conditt

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

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

Witness my hand and official seal at office this 5th day of [illegible], 2001.

My Commission expires:

NOTARY PUBLIC AT LARGE
WILLIAM TIMOTHY HILL
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public