WARRANTY DEED

Preparer's File #-01C209

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,800.00 .

X: Jesse L Crite Jr
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF MAY, 2001.

(Affix Seal)

W Aaron Fortner
Notary Public

My Commission Expires: July 16, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jesse L. Crite, Jr.	Sebring Capital Corp.	133-12-42
412 Benita Drive	16610 Dallas Parkway,suite 2400	
Nashville, Tennessee 37211	Dallas,Texas 75248	

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 consideration, the receipt of which is hereby acknowledged, I/we, DOREEN J. SWAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JESSE L. CRITE, JR., 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. 104, on the Plan of Windsor Park, as of record in Plat Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William R. Cowan Jr. and wife, Doreen J. Cowan by Deed from Putman Properties, Inc., of record in Book 5075, page 67, filed on 10/05/1976, Register's Office for Davidson County, Tennessee. Said property conveyed to Doreen J. Cowan by Quitclaim Deed from William R. Cowan, Jr. of record in Book 7556, page 988, filed on 03/31/1988, said Register's Office. Said property conveyed to Doreen J. Swan by Quitclaim Deed from Doreen J. Cowan of record in Book 8179, page 428, filed on 08/21/1990, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **412 Benita Drive, Nashville, Tennessee 37211**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **17th** day of **May, 2001**:

Doreen J. Swan

Davidson County DEEDWARR
Recvd: 05/23/01 17:27 1pgs
Fees:11.00 Taxes:332.26

20010523-0053827

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOREEN J. SWAN, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN., this 17th day of May, 2001.

W Aaron Fortner
Notary Public

My Commission Expires: July 16, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN