THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 18147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $129,900.00

Sharon E Mansourian
Affiant

Subscribed and sworn to before me, this 16th day of July, 2001.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SHARON E. MANSOURIAN	SEBRING CAPITAL CORPORATION	MAP 147-06-0
4814 Milner Drive	4000 International Pkwy., #3	PARCEL 114
Nashville, Tennessee 37211	Carrollton, TX 75007	FB# 06DU20490

My Commission Expires NOV. 29, 2003

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES P. LYONS AND WIFE, JENNIFER M. LYONS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SHARON E. MANSOURIAN, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4814 Milner Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2001.

JAMES P. LYONS

BY: James P Lyons by Kathy Coleman
KATHY COLEMAN, ATTORNEY-IN-FACT * attorney in fact

JENNIFER M. LYONS

BY: Jennifer M. Lyons by Kathy Coleman
KATHY COLEMAN, ATTORNEY-IN-FACT * attorney in fact

*BY POWER OF ATTORNEY BEING RECORDED SIMULTANEOUSLY HEREWITH

Davidson County DEEDWARR
Recvd: 07/19/01 12:09 3pgs
Fees:18.00 Taxes:480.63
20010719-0076677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY COLEMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JAMES P. LYONS, and is authorized by the said JAMES P. LYONS, to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of July, 2001.

My Commission Expires:

Notary Public

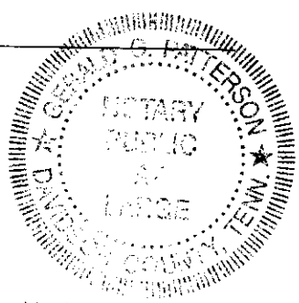
My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHY COLEMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JENNIFER M. LYONS, and is authorized by the said JENNIFER M. LYONS, to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of July, 2001.

My Commission Expires:_____



My Commission Expires
NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section 1, Revised Caldwell Hall, as of record in Plat Book 2900, pages 57, 58, and 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James P. Lyons and wife, Jennifer M. Lyons by deed from Andrea J. Cosnowsky and Jane E. Hawthorn of record in Book 11491, page 415, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 2929, page 117, Book 2997, page 93; and (3) All matters appearing on the Plan of record in Plat Book 2900, pages 57,58, and 59, said Register's Office.