RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

1034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Subscribed and sworn to before me, this 13th day of September, 2001.

NOTARY PUBLIC AT LARGE

My Commission Expires November 24, 2001

My Commission Expires:

Affiant

Notary Public

Davidson County DEEDWARR
Recvd: 09/20/01 13:59 3pgs
Fees:18.00 Taxes:473.60

20010920-0102216

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SHELTON WALKER and wife, ANGELA WALKER 3238 WEST HAMILTON AVENUE NASHVILLE, TN 37218 MAP & PARCEL NO. 070-01-0/088.00	Sebring Capital Corporation 4000 International Parkway, #3000 Carrollton, TX 75007

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,

SANKOFA ENTERPRISES, INC., a General Partnership,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SHELTON WALKER and wife, ANGELA WALKER,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No. 2, Treppard Heights, Section 11, Re-subdivision of Lots 42-43, of record in Plat Book 3842, page 26 and Book 5190, page 338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed unto Sankofa Enterprises, (a General Partnership), by deed from Alvin Singh and wife, Barbra Singh, dated March 24, 1997, filed of record on March 31, 1997, in Book 10396, page 321, Register's Office for Davidson County, Tennessee. See also deed of record in Book 10363, page 219, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2001, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 5190, PAGE 338; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 3987, PAGE 193; (D) THE AGREEMENT OF RECORD IN BOOK 10575, PAGE 127; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3238 WEST HAMILTON AVENUE, NASHVILLE, TENNESSEE 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE 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 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 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 HAND THIS 13th DAY OF SEPTEMBER, 2001.

SANKOFA ENTERPRISES, INC. a General Partnership:

by: ALVIN SINGH, Partner

by: BARBRA SINGH, Partner

by: JAMES ROBINSON, Partner

by: QUEEN ROBINSON, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alvin Singh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be a Partner in Sankofa Enterprises, Inc., a General Partnership, the within named bargainor and Grantor and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 13th day of September, 2001.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbra Singh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be a Partner in Sankofa Enterprises, Inc., a General Partnership, the within named bargainor and Grantor and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 13th day of September, 2001.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Robinson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be a Partner in Sankofa Enterprises, Inc., a General Partnership, the within named bargainor and Grantor and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 13th day of September, 2001.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Queen Robinson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be a Partner in Sankofa Enterprises, Inc., a General Partnership, the within named bargainor and Grantor and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 13th day of September, 2001.

My Commission Expires:

Notary Public

==========

WARRANTY DEED

==========