When Recorded Mail To:

Davidson County DEEDWARR
Recvd: 10/04/01 09:07 2pgs
Fees:13.00 Taxes:560.55
20011004-0107706

First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214
NO1027

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Nicholson
Order No.: 13073

4031754

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Edwin R. Obispado, Jr. AnnRachelle R. Obispado	Sebring Capital Corporation
(Name) Edwin O. Obispado, Sr.	(Name)
1033 Flintlock Court	4000 International Pkwy #300
(Street Address or Route Number)	(Street Address)
Nashville, Tennessee 37217	Carrollton TX 75007
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Denton A. Nicholson and wife, Sondra F. Nicholson (hereinafter referred to as Grantor, whether one or more) by

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Subdivision for Tracts 8, 9 and 10, Nashboro Village as of record in Plat Book 5200, Page 186, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Denton A. Nicholson and wife, Sondra F. Nicholson by deed from Benjamin T. Jordan and wife, Ellen J. Jordan of record in Book 11041, Page 545, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 135-16A-116

Unimproved ( )
This is improved (x) property, known as 1033 Flintlock Court
(House Number) (Street) (P.O. Address)

Nashville
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19 day of September, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Denton A. Nicholson

Sondra F. Nicholson

STATE OF Florida

COUNTY OF CLAY

Personally appeared before me, Denton Arthur Nicholson a Notary Public in and for said County and State, Denton A. Nicholson, the within named bargainor, with whom I am personally acquainted (or proven to me on 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 Orange Park, Florida, this 19 day of September, 2001.

Donna L Ahern
My Commission CC834190
Expires May 6, 2003

My Commission Expires:

Donna L Ahern
DONNA L AHERN Notary Public

STATE OF Florida

COUNTY OF CLAY

Personally appeared before me, Sondra F Nicholson, a Notary Public in and for said County and State, Sondra F. Nicholson, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orange Park, Florida, this 19 day of September, 2001.

My Commission Expires:

Donna L Ahern
My Commission CC834190
Expires May 6, 2003

Donna L Ahern
DONNA L AHERN Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 151,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Donna Daniel

STATE OF Tennessee

COUNTY OF DAVIDSON

NICOLE HUGHES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 2nd day of October, 2001.

Nicole Hughes
Notary Public

My Commission Expires:
(Affix Seal) 1-25-03 My Commission Expires