Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 45

The actual consideration or value, whichever is greater, for this transfer is $79,680.00

Melissa R. White
Affiant

Subscribed and sworn to before me, this 26th day of December, 2001

Notary Public
My commission expires: ~~03/14/05~~ 3/29/03

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Delnita Dunn	Sebring Capital Corp.	71-12-0-057.00
1838 Joy Circle	4000 International Pkwy, #3000	
Nashville TN 37207	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rita Fuller, now known as Maria Rita Viramontes, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Delnita Dunn, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 21 and a small triangular part of Lot No. 20 (erroneously referred to in prior deeds as Lot No. 21) on the Map of Joywood, as of record in Book 974, Page 45, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Joy Circle, at the corner Lots Nos. 21 and 22; thence with the line between said lots, 150.8 feet to a stake; thence southerly 60 feet to a point; thence westerly 154.5 feet to the easterly margin of Joy Circle; thence with the margin of the same, northerly 11.33 feet to a turn in Joy Circle, and continuing with the same, northerly 50 feet to the beginning.

Being the same property conveyed to Charles R. Fuller and wife, Rita Fuller by deed from Michael W. Nelson and wife, Bonnie C. Nelson, of record in Book 4794, Page 720, Register's Office for Davidson County, Tennessee. Maria Rita (Viramontes) Fuller and Charles Robert Fuller have since been divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88D-1262 and of record in Book 7654, Page 449, Register's Office for Davidson County, Tennessee. Charles R. Fuller conveyed his interest in subject property to Rita Fuller by Quitclaim Deed of record in Book 7286, Page 388, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1838 Joy Circle, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/28/01 15:03 2pgs
Fees:13.00 Taxes:294.82
20011228-0143839

WITNESS my hand this 26th day of December, 2001.

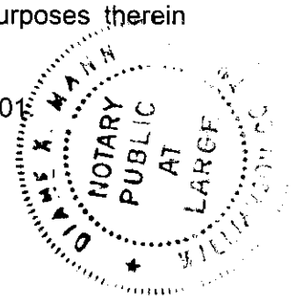
Maria Rita Viramontes

Maria Rita Viramontes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Rita Viramontes, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of December, 2001.



Diane K. Mann
Notary Public

My Commission expires 03/14/05