Boy 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $208,000.00.

Affiant

NOTARY PUBLIC
My commission expires:

Name and Address of New Owner:

Richard E. Carter and Fantina Carter
4605 Setter Court
Nashville, Tennessee 37207

Davidson County DEEDWARR
Recvd: 02/04/02 15:39 2pgs
Fees:13.00 Taxes:769.60
20020204-0015401

Send Tax Bills To:

Sebring Capital Corporation
400 International Parkway Suite 3000
Carrollton, Texas 75007

Street Address of Subject Property:

4605 Setter Court
Nashville, TN 37207

Map and Parcel:

Map 032-10 Parcel 031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PROMOTIONAL CONCEPT MARKETING, INC., A TENNESSEE CORPORATION, "GRANTOR,"** has bargained and sold and leased, and by these presents does transfer and convey unto **RICHARD E. CARTER AND WIFE, FANTINA CARTER, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Quail Ridge, Section Six, as of record in Book 11700, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Promotional Concept Marketing, Inc., a Tennessee corporation, by Warranty Deed The Developers, a Joint Venture, of record in Book 11709, page 330, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees

2. All matters shown on the Plan of record in Book 11688, page 872, Register's Office for Davidson County, Tennessee; and

3. Restrictive Covenants contained in instrument of record in Book 11700, page 17, said Register's Office.

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 and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 31st day of January, 2002.

PROMOTIONAL CONCEPT MARKETING, INC.
A TENNESSEE CORPORATION

BY: _____

TITLE: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bob Terrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of Promotional Concept Marketing, Inc., the within named bargainor, a Tennessee corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, be signing the name of the corporation by himself as Secretary.

Witness my hand and seal this 31st day of January, 2002.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE