WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/02 13:11 2pgs
Fees:13.00 Taxes:242.35

20020424-0050604

02B-6739

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Derr (NAME)	Sebring Capital Partners, L.P. (NAME)	94-1-165
1105 Glenview Drive (ADDRESS)	4000 International Parkway #3000 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billie J. Byrd and Will Simon and Angie Simon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John N. Derr and wife, Tammy L. Derr

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, TN, BEING Lot No. 29 on the Plan of Haynie's Central Park, of record in Plat Book 161, Page 116, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Billie J. Byrd 50% Interest and Will Simon and wife, Angie Simon 50% Interest by deed from Anne Jones Corporation, Trustee of the Sycamore Financial Group Land Trust of record in Instrument No. 20010723-0077845, Register's Office for Davidson County, TN., and by Quitclaim Deed from Katy Garvey of record in Instrument No. 20010627-0068253, Register's Office for Davidson County, Tennessee.

This is investment property and is not subject to marital rights.

Billie J. Byrd executes this instrument as Attorney-in-Fact on behalf of Will Simon and Angie Simon, pursuant to the Power of Attorney recorded in Instrument # 20020424-0050603, Register's Office for Davidson County, TN.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

William K. Simon and Will Simon are one and the same person.

Angela F. Simon and Angie Simon are one and the same person.

unimproved ( )
This is improved (X) property, known as 1105 Glenview Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 19th day of April, 2002

Billie J. Byrd
Billie J. Byrd
Will Simon
By: Billie J. Byrd
Billie J. Byrd, Attorney-in-fact

Angie Simon
By: Billie J. Byrd
Billie J. Byrd, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie J. Byrd

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of April, 2002.

Commission expires January 26, 2004

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie J. Byrd, to me known to be the person who executed the foregoing instrument on behalf of Will Simon and Angie Simon, and acknowledged that they executed the same as the free act and deed of said Will Simon and Angie Simon, by virtue of a Power of Attorney of record in Instrument # 20020424-0050603, Register's Office for said County.

Witness my hand and official seal at office, this April 19, 2002.

Notary Public Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: January 26, 2004