27A
3 of 5

Davidson County DEEDWARR
Recvd: 05/23/02 08:44 3pgs
Fees:18.00 Taxes:403.30
20020523-0062687

This Instrument prepared by:
Bankers Title & Escrow Corporation
5409 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Brian McGuire 801 Beazer Lane Antioch, TN 37013	Sebring Capital Partners 4000 International Pkwy #3000 Carrollton, TX 75007	Map 163-11-C Parcel 43

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, PRUDENTIAL RELOCATION, INC. fka Citicapital Relocation, Inc., the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Brian McGuire and spouse, Cherie McGuire (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Revised Bell Forge Village III, Section Five, as shown on Plat of record in Plat Book 6900, Page 632, amended by Book 7524, Page 552, and Book 7809, Page 936, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Prudential Relocation, Inc. fka CitiCapital Relocation, Inc. by deed from Dorothy M. McMillan of record in instrument no. 20020523-0062686, Register's Office for said County.

This conveyance is subject to taxes for the year 2002 which have been prorated and assumed by the Grantee; all matters appearing in the Plat of record in plat book 6900, Page 287, as amended in Book 6900, Page 628 and re-recorded in Book 6900, Page 632; Restrictions of record in Book 6040, Page 538, Book 7224, Page 209, as amended in Book 6651, Page 207; By-Laws of record in Book 6040, page 576, as amended in Book 6306, Page 644; Surveyors Certificate of Correction of record in Book 7524, Page 552; Sewers Line of record in Book 6859, Page 672; Amendment to recorded Plan of record in Book 7809, Page 936, said Register's Office.

This is improved property known as 801 Beazer Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 25th day of April, 2002.

PRUDENTIAL RELOCATION, INC. fka CitiCapital Relocation, Inc.

By: Tracy Mayer

Its: Asst. Vice President

CORPORATE SEAL

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public of said county and state, Tracy Mayer with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Asst. Vice President of Prudential Relocation, Inc., fka CitiCapital Relocation, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of April, 2002.

Linda Price
Notary Public

My Commission Expires:

LINDA PRICE
MY COMMISSION EXPIRES
July 7, 2004

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2002.

Notary Public

My Commission Expires: 3/27/04

