WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2002

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Slusar (NAME)	Sebring Capital Partners, LP (NAME)	MAP 087-9-c
4517 Raccoon Trail (ADDRESS)	P. O. Box 117198 (ADDRESS)	PARCEL 016.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Carrollton, TX 75011-7198 (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, Alan G. Raughton and wife, Ruth B. Raughton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles T. Slusar

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, Tennessee, being Lot No. 94 on the Plan of New Hope Meadows, Phase II, Revised of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

BEING the same property conveyed to Alan G. Raughton and wife, Ruth B. Raughton by Warranty Deed from Joseph M. Tassi and wife, Renee B. Tassi of record in Book 9965, page 911, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements , building setback lines, etc., if any, as may be set forth on the Plan of New Hope Meadows, Phase II, Revised of record in Plat Book 6900, Page 724, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 06/12/02 14:23 2pgs
Fees:13.00 Taxes:514.30

20020612-0071755

unimproved ( )
This is improved (X) property, known as 4517 Raccoon Trail, Hermitage, TN 37076
(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 3rd day of June, 2002

Alan G. Raughton

Alan G. Raughton

Ruth B. Raughton

Ruth B. Raughton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan G. Raughton and wife, Ruth B. Raughton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 3rd day of June, 2002.

Commission expires 01-28-03

Notary Public

NOTARY PUBLIC AT LARGE DEVIER 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