STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2002.

Notary Public

My Commission Expires: 3/27/04

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 07/08/02 08:24 2pgs
Fees:13.00 Taxes:439.93
20020708-0081476

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pamela Johnson and Noni Payne
3355 Percy Priest Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Sebring Capital Partners LP
4000 International Parkway #3000
Carrollton, TX 75007

MAP-PARCEL NUMBERS:
096-160-049.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wayne A. Goodbar, Sr. and wife, Linda L. Goodbar** hereinafter referred to as Grantors, hereby transfers and conveys to **Pamela Johnson, unmarried and Noni Payne, unmarried*** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

* joint tenants with right of survivorship

LAND in Davidson County, Tennessee, being Lot No. 48, Hickory Bend, Section 5, as of record in Plat Book 3600, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 88.9 feet along the southeasterly side of Percy Priest Drive and runs back between lines 125 feet on the northeasterly line and 144.6 feet on the southwesterly line, to a line at the rear measuring 73.9 feet thereon.

Being the same property conveyed to Wayne A. Goodbar, Jr. et ux Linda L. Goodbar by deed from Clark L. Shaw, Trustee of record in Book 8757, Page 205, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 45, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3642, Page 478, Book 4272, Page 832, Book 4380, Page 941, Book 4398, Page 723, and Book 4961, Page 817, Register's Office for Davidson County, Tennessee.

All matters on plat Book 4060, Page 107, Reserve Parcels, Section 5, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3355 Percy Priest Drive, Nashville, Tennessee 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of June, 2002.

Wayne A. Goodbar, Jr.

Linda L. Goodbar

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 Wayne A. Goodbar and wife, and Linda L. Goodbar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

Notary Public

My Commission Expires: 11.22.05

NOTARY PUBLIC AT LARGE

05673-BP