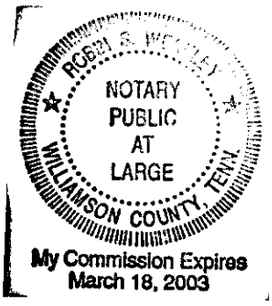
BOX 2

WARRANTY DEED



My Commission Expires March 18, 2003

Davidson County DEEDWARR
Recvd: 07/17/02 13:18 2pgs
Fees:13.00 Taxes:584.60



20020717-0086166

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Nichole B. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2002

Robin S. Weiss
Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLOTTE PIRTLE	**Sebring Capital Partners, Limited**	MAP 161-10-0-B
(NAME)	(NAME) **Partnership**	
721 Ashfield Court	**4000 International Pkwy. #3000**	PARCEL 014CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Carrollton, TX 75007**	
(CITY) (STATE) (ZIP)	(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, JOHN Q. ERICSON AND WIFE, I-LIN LIAO ERICSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE PIRTLE AND HUSBAND, WILLIAM PIRTLE

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. 205 on the Plan of Villages of Brentwood, Phase Five, a Planned Unit Development, as of record in Book 6900, Page 896, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Q. Ericson and I-Lin Liao Ericson, husband and wife, by Deed from Jack Daih and Sara Wen-Ping Chen, husband and wife, of record in Book 10626, Page 842, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Villages of Brentwood, of record in Book 6143, Page 11, and as made applicable to Phase Five by amendment in Book 7834, Page 676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of John Q. Ericson and wife, I-Lin Liao Ericson, pursuant to a Power of Attorney executed by same on the 10th day of June, 2002, of record in Instrument No. X, said Register's Office, and being recorded simultaneously herewith.

X 20020717-0086165

unimproved ( )
This is improved (X) property, known as 721 Ashfield Court, Nashville, TN 37211
(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 28th day of June, 2002

JOHN Q. ERICSON
By: John Q. Ericson by Sid Shiao
Sid Shiao, Attorney-in-fact
I-LIN LIAO ERICSON
By: I-Lin Liao Ericson by Sid Shiao
Sid Shiao, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

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 DAVIDSON)

On this 18th day of June, 2002, before me personally appeared Sid Shiao, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of John Q. Ericson and wife, I-Lin Liao Ericson, and acknowledged that he executed the same as the free act and deed of the said John Q. Ericson and wife, I-Lin Liao Ericson.

SCOTT D. WEIGEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/03