WARRANTY DEED

BUSH-H02296

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,850.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE R. WOODS SR
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gregory E Bush and wife Carol D. Bush	Sebring Capital Partners, Limi	53-14-A-23
(NAME) 1629 Comanche Run	(NAME) 4000 International Pkwy., #3000	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MICHAEL R. STOKES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GREGORY E BUSH AND WIFE CAROL D. BUSH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 23 on the Final Plat of THE WOODS AT NEELEY'S BEND, PHASE I, as of record in Book 9700, Page 928, and Second Revision in Book 9700, Page 997, and Instrument No. 200008280084438, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael R. Stokes by deed of record from James B. Hardy of record in Book 11127, Page 905, filed on 9/25/98, in said Register's Office.

This is improved (X) property, known as 1629 Comanche Run, Madison, Tennessee 37115
unimproved ( )
(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 my/our hand(s) this 16th day of July, 2002.

Michael R. Stokes

Davidson County DEEDWARR
Recvd: 07/18/02 11:41 1pgs
Fees:13.00 Taxes:606.25

20020718-0086632

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Stokes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 16th day of July, 2002.

Notary Public

My Commission Expires:

GEORGE R. WOODS SR
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE