WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: March 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derhonda Black (NAME)	Sebring Capital Partners LP (NAME)	59 15
707 Ringgold Drive (ADDRESS)	4000 International Pkwy #3000 (ADDRESS)	139
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	13DA 34395

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, Emma W Bragg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derhonda Black, married

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 #240 on the Plan of Haynes Manor Subdivision, Section II as of record in Book 3700, page 88, Register's Office for Davidson County.

Said Lot #240 fronts 70.00 feet on the southerly margin of Ringgold Drive; thence back 136.4 feet along the westerly line and 144.4 feet along the easterly line to a dead line in the rear measuring 94.4 feet thereon.

Being the same property conveyed to Emma W Bragg by deed from Proctor Homes Inc dated 1/26/68 of record in Book 4208, page 960, Register's Office for Davidson County, Tennessee. [illegible].

This conveyance is subject to any and all existing easements of record.

Davidson County DEEDWARR
Recvd: 07/29/02 08:21 3pgs
Fees:18.00 Taxes:314.50

20020729-0090278

unimproved ( )
This is improved (X) property, known as 707 Ringgold Drive, Nashville, TN 37218
(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 hand this 18th day of July 2002

Emma W Bragg
By: X Emma W. Bragg by
George Richardson White, Attorney-in-fact
George Richardson White P.O.A.

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~WILLIAMSON~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emma W Bragg by George R. Edwards Who, Attorney in Fact, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, Ohio this 18th day of July, 2002.

Commission expires March 27, 2004

JACK G. GIBBS, Attorney-At-Law
NOTARY PUBLIC STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.

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