WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-8342-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynier E. Young (NAME)	Sebring Capital Partners, LP (NAME)	MAP 72-7
1204 Kirkland Avenue (ADDRESS)	4000 International Parkway #3000 (ADDRESS)	PARCEL 61
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (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, Kellye C. Woodard, **The Only Heir at law of Audra D. Swan, Deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynier E. Young, 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 No. 19 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Audra D. Swan, by Special Warranty Deed from The Estate of Mary Lou Saunders, William C. Phillips, Jr., Executor of the Estate, of record in Book 5085, page 663, Register's Office for Davidson County, Tennessee. The said Audra D. Swan, a single person, ~~xxxxxxxxxxxxxxxxxxxxxxxxxx~~* in Davidson County, TN, being survived by her** ~~sole~~ legal heir, Kellye C. Woodard, her daughter.

***having since died on May 20, 2000**

****only**

Davidson County DEEDWARR
Recvd: 08/05/02 10:38 2pgs
Fees:13.00 Taxes:299.70
20020805-0093427

This is unimproved ( ) improved (X) property, known as 1204 Kirkland Avenue, Nashville, TN 37216
(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 30th day of July, 2002

Kellye C. Woodard

DCTN01WC

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 Kellye C. Woodard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of July, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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