WARRANTY DEED

ET-02-2856

STATE OF Tennessee
COUNTY OF WILSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

M. Monaghan
Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: 2-19-2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina Bonnet-Bursack and Spouse, John Bursack	Sebring Capital Partners, LP	
(NAME) 4021 Darlene Dr.	(NAME) 4000 International Pkwy Ste 3000	162-02-O-151.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DELORIS B. ROACH AND HUSBAND, CARL ROACH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TINA BONNET-BURSACK AND SPOUSE, JOHN BURSACK, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Bonnet (2)

Being Lot No. 152 on the Plan of Colewood Acres, Setin II, of record in Book 3700, Page 135, Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the westerly side of Darlene Drive and runs back 207 feet on the southerly line and 195.4 feet on the northerly line, to a line in the rear and measures 75.89 feet thereon.

Being the same property conveyed to Deloris B. Roach and husband Carl Roach by deed from Stuart M. Sacks as of record in Book 7135, Page 712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4003, Page 11 amended in Book 4158, Page 4178, Page 738, book 4295, Page 696, Book 4451, Page 994, Book 4515, Page 578, Book 5710, Page 137, and Book 5128, Page 540, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 4021 Darlene Dr., Antioch, Tennessee 37013
(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 24th day of July, 2002.

Deloris B. Roach

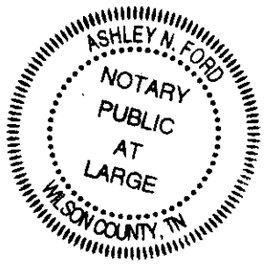
CARL ROACH

Davidson County DEEDWARR
Recvd: 08/05/02 11:44 2pgs
Fees:13.00 Taxes:458.80
20020805-0093523

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Deloris B. Roach and Carl Roach, 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 Mt Juliet, Tennessee, this 24th day of July,

2002.



My Commission Expires: 2-8-06

Ashley N. Ford
Notary Public

STATE OF Tennessee
COUNTY OF WILSON

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 24th day of July, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:

EXECUTIVE TITLE LLC
2520
~~3584~~ N. Mt. Juliet Rd.
Mt. Juliet, TN 37122