WARRANTY DEED

B-ST-02-2060

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES: 2-28-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Pendleton	Sebring Capital Partners,	
206 Pitts Avenue (ADDRESS)	(NAME) 4000 International Parkway Suite 3000	53-16-3
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	(ADDRESS) Carrollton, Texas 75007 (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 LARRY BILLY JOE BLY AND AND WENDY SUE PASCH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES PENDLETON AND WIFE BONNIE PENDLETON, 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:

BEING Lot No. 3 and part of Lot No. 2 on the unrecorded plan of Hays Subdivision described according to a survey made by Harvey Gee, May 4, 1948, as follows: Beginning on the westerly margin of Hadley Bend Road at the southeast corner of the property conveyed to John R. Payne and wife, by deed from George P. Howell, et al, of record in Book 2634, page 349, Register's Office for said County; thence with said Payne's southern boundary line westerly 350 feet, more or less, to the corner of Lots 2 and 3 on the said unrecorded plan; thence South 10 degrees 30 minutes East 60 feet to the corner of Lots No. 3 and 4; thence with the line between said two lots easterly 350 feet to the westerly margin of Hadley Bend Road; thence with the same, North 10 degrees 30 minutes West 72 feet to the beginning.

Being the same property conveyed to Larry Billy Joe Bly and Wendy Sue Pasch from Sue D. Bly (aka Wilma Sue Bly) Bragg, now known as Sue D. Dorris, by Quitclaim Deed dated June 27, 2002 and filed for record on July 3, 2002 in Instrument Number 200207030080349, Register's Office for Davidson County, Tennessee. Having been conveyed to Sue D. Bly (aka Wilma Sue Bly) Bragg, by Deed from Larry H. Bly and Sue D. Bly, formerly husband & wife, now divorced dated January 27, 1981 and filed for record in Book 5704, page 237, Register's Office for Davidson County, Tennessee. SUBJECT PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER GRANTOR AND THEREFORE NOT HOMESTEAD INTERESTS APPLY.

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

unimproved ( )
This is improved (X) property, known as 206 Pitts Avenue, Old Hickory, Tennessee 37138
(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 5th day of August, 2002.

Larry Billy Joe Bly

Wendy Sue Pasch

Wendy Sue Pasch

Davidson County DEEDWARR
Recvd: 08/09/02 10:07 2pgs
Fees:13.00 Taxes:296.00
20020809-0096197

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of the County and State first above written, Larry Billy Joe Bly and and Wendy Sue Pasch with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2002.

Donna Pardue
Notary Public

My Commission Expires: 2-28-2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903