Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1449

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara L. Rhodes, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Kling, and wife, Micha Kling** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 62.5 feet on the northerly side of Paris Avenue and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to Barbara L. Rhodes, unmarried by deed of record in Book 10270, Page 914, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1506 Paris Avenue, Nashville TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

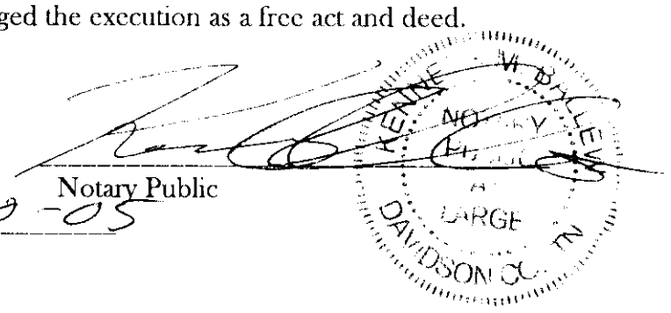
WITNESS THE EXECUTION HEREOF this 30th day of August, 2002

Barbara L. Rhodes

Davidson County DEEDWARR
Recvd: 09/04/02 12:43 2pgs
Fees:13.00 Taxes:666.00
20020904-0106805

State of Tennessee)
County of Davidson)

On this 30th day of August, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara L. Rhodes and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

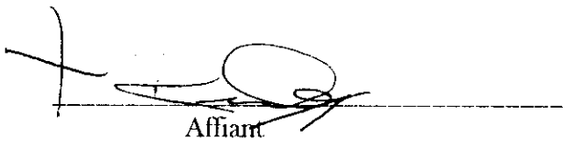


Notary Public

My Commission Expires: 7-30-05

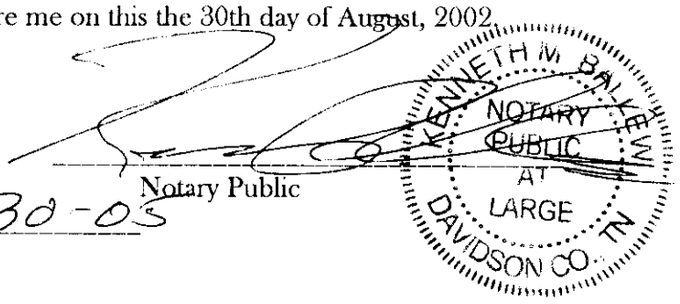
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180,000.00.



Affiant

Sworn and subscribed before me on this the 30th day of August, 2002.



Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Ronald Kling
1506 Paris Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Sebring Capital Partners,
4000 International Parkway, #3000
Carrollton, Texas 75007

TAX MAP-PARCEL #:
117-4-192