This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Alison G. Heyd & Ronald Brown
7517 Dove Valley Drive
Nashville, Tennessee

SEND TAX BILL TO:
Sebring Capital Partners
4000 International Pkwy #3000
Carrollton, TX 75007

MORTGAGEE:
Sebring Capital Partners
4000 International Pkwy. #3000
Carrollton, TN 75007

MAP **141-6**
GROUP **A**
PARCEL **17**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Manning and wife Laura Latham Manning, f/k/a Laura Latham,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Alison G. Heyd and Donald Brown**, 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. 26 of Plan of (Revised) Section One Poplar Ridge Subdivision, of record in Plat Book 7900, page 206, Surveyor's Certificate of Correction in Book 8292, page 973, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Laura Latham and Robert Manning, as joint tenants, by deed from James L. Collier, unmarried, of record in Book 11705, page 982, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 7517 Dove Valley Drive, Nashville, Tennessee 37221.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/25/02 14:44 2pgs
Fees:13.00 Taxes:514.30
20020925-0117044

WITNESS our hands this the 20th day of September, 2002.

Robert Manning by Nicholas D. Bailey as

Robert Manning by Nicholas D. Bailey as attorney in atty in fact fact

Laura Latham Manning by Nicholas D. Bailey as atty in

Laura Latham Manning by Nicholas D. Bailey as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicholas D. Bailey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney in fact for **Robert Manning and Laura Latham Manning, the bargainors,** and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **Robert Manning and Laura Latham Manning** as their free act and deed.

WITNESS my hand and official seal this 17th 1997 20th day of September, 2002.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: Dec 15, 2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $139,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th 20th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 5/28/04