Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2021133

Davidson County DEEDWARR
Recvd: 10/08/02 10:13 3pgs
Fees:18.00 Taxes:399.60
20021008-0122349

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis M. Ethridge** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Joy Brent** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 30 day of September, 2002.

Phyllis M E

Phyllis M. Ethridge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Phyllis M. Ethridge** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 30 day of September, 2002

April G Nichols

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUN 21, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $108,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Winnie J. Bray
Affiant

Subscribed and sworn to before me this 30 day of September, 2002.

April G. Nichols
Notary Public

My Commission Expires: _____

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUN 21, 2003

MAP AND PARCEL NUMBERS: 64-16-0-C-80.00CO

ADDRESS NEW OWNER:
Joy Brent
913 Bexhill Court South
Hermitage, TN 37076

SEND TAX BILLS TO THE SAME ADDRESS
Sebring Capital Partners, Limited Partnership
4000 International Parkway
#3000
Carrollton, TX 75007

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 33 on the Plan of Section Four, Wembley Downs, of record in Book 7900, page 456, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phyllis M. Ethridge from Phillips Builders, Inc. by Warranty Deed dated December 15, 1993 and recorded December 29, 1993 in Book 9202, page 917, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 7900, page 456, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).