Davidson County DEEDWARR
Recvd: 10/11/02 13:59 2pgs
Fees:13.00 Taxes:406.63

20021011-0125324

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 20 02

Notary Public

MY COMMISSION EXPIRES: ~~January 29, 2005~~ 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Paz (NAME)	Sebring Capital Partners (NAME)	MAP 86-11-0-B
415 Raintree Place (ADDRESS)	4000 International Pkwy. #3000 (ADDRESS)	PARCEL 12 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Carrolton, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Christopher Taylor and wife, Elizabeth Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Paz

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:

Being Unit No. 4, Building No. 9, in Raintree Village (a condominium) created under Chapter 27, Title 64, of the Tennessee Code Annotated, as amended, and established by a Master Deed of record in Book 4753, Page 140; Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as further amended in Book 5165, Page 781, and Book 5172, Page 77, said Register's Office, and as shown on the Plan of Revised Phase 2 & 2A, Hermitage Woods, Condominium Apartments, as of record in Book 4860, Pages 62-64, said Register's Office to which plan reference is made for a more complete description. Garage No. 9-4-G is a limited common element for the exclusive use of the occupant of said unit.

BEING the same property conveyed to John Christopher Taylor, unmarried, by deed from H. Lee Cundiff, Jr., married, of record in Book 9977, Page 328, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4753, Page 140; Book 4980, Page 378; Book 5165, Page 781; Book 5172, Page 77; Book 4743, Page 258; Book 5546, Page 493; Book 5122, Page 878; and Book 6229, Page 970, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 415 Raintree Place, Hermitage, TN 37076
(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 our hand s this 8th day of October, 20 02

John Christopher Taylor

John Christopher Taylor

Elizabeth Taylor

Elizabeth Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Christopher Taylor and wife, Elizabeth Taylor

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 02

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Pages 62-64, said Register's Office.

The said Elizabeth Taylor joins in this conveyance to convey any and all marital interest she may have in said property.