WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/02 14:06 2pgs
Fees:13.00 Taxes:573.50

20021025-0131023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF October 2002

Notary Public

MY COMMISSION EXPIRES: January 2005
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE MURFREESBORO COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Bryant (NAME)	Sebring Capital Partners, LP (NAME)	MAP 41-07
3962 Lawing Drive (ADDRESS)	4000 International Pky, St. 3000 (ADDRESS)	PARCEL 90.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Carrollton, 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, Natha L. Okafor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Bryant and wife, Mary Bryant

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 Lot No. 18 on the Plan of Bell Valley Subdivision of record in Book 3500, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Beginning at a point on the northerly margin of Marydale Drive, the common corner of Lots Nos. 18 &19, thence on a line between said lots northwardly 138.1 feet to a point on the southerly line of Lot No. 17; thence on a line between Lots Nos. 17 & 18 eastwardly 108.2 feet to a point on the westerly margin of Lawing Drive; thence along said margin southwardly 99.72 feet to a concrete monument marking the beginning of a curve; thence around said curve 38.0 feet to a concrete monument; thence along the northerly margin of Marydale Drive westwardly 115.7 feet to the point of beginning.

For source of title reference is made to Book 7902, Page 834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

The said Michael C. Okafor having since deceased.

unimproved ( )
This is improved (X) property, known as 3962 Lawing Drive, Nashville, Tennessee 37207
(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 hand this 23rd day of October, 2002

Natha L. Okafor

Natha L. Okafor

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 Natha L. Okafor

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 23rd day of October 2002

Commission expires January 18, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ 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 _____, _____.

My commission expires _____

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE