File Box 33B

WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 203
Brentwood, TN 37027
02TN03761

The actual consideration or value for this transfer is $ 74,000.00

Marsha A. Porter
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Williamson }

SWORN TO AND SUBSCRIBED before me this 7th day of NOVEMBER, 2002.

Dolly T. Peay
NOTARY PUBLIC
My Commission Expires: My Commission Expires JULY 30, 2005

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

Davidson County DEEDWARR
Recvd: 11/13/02 12:34 2pgs
Fees:13.00 Taxes:273.80
20021113-0140639

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#02090011

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Sheila Phillips, 100 Richmond Street Old Hickory, TN 37138	Sebring Capital Partners, LP 4000 International Pkwy., #3000 Carrollton, TX. 37027	44-11 / 71.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Sheila Phillips, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **IMOGENE P. LUCUS**, n/k/a, **IMOGENE PARCHMAN LUCUS RAINS**, and Spouse, **BILLY EDWARD RAINS** the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

SHEILA PHILLIPS, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 169 on the Plan of E. I. Dupont De Nemours Company's Subdivision, of record in [Plat] Book 1424, page 68, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Imogene P. Lucas, unmarried by Warranty Deed from the Estate of Mattie A. Lundy by Deed dated 11/20/1986 and is of record in Book 7049, page 913, Register's Office for Davidson County, Tennessee. Imogene P. Lucas subsequently married Billy Edward Rains, and is now known as Imogene Parchman Lucus Rains. Billy Edward Rains executes this document to convey any right title or interest he has, marital or otherwise.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and PAID at closing.
Easements reserved in Deed from United States of America to Nashville Pulp and Paper Company, of record in Book 576, page 664, Register's Office for Davidson County, Tennessee, for sewers telephone lines, pipe lines and electric lines; Easements for right-of-ways for telephone lines granted to Cumberland Telephone and Telegraph Company by Deed from Nashville Industrial Corporation, of record in Book 662, page 743; Easements for right-of-ways for drainage, waste and sewerage, for telephone lines and electric transmission lines and for pipe lines for water supply reserved in the Deed from Nashville Industrial Corporation to Stauffer Chemical Company, Inc., of record in Book 735, page 417, all references in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 100 Richmond Street, Old Hickory, TN. 37138.

Witness our hands this 7th day of NOVEMBER, 2002.

Imogene P. Lucus Rains
Imogene P. Lucus
n/k/a Imogene Parchman Lucus Rains

Billy Edward Rains
Billy Edward Rains

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named Imogene P. Lucus n/k/a Imogene Parchman Lucus Rains and Billy Edward Rains the bargainor(s), 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 within instrument, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of NOVEMBER, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LEROY JOHNSTON ELLIS IV

****

WARRANTY DEED

From: **Imogene P. Lucus**
n/k/a,
Imogene Parchman Lucus Rains
and spouse,
Billy Edward Rains

To: **Sheila Phillips**

Property:
100 Richmond Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003