PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **November, 2002** between **Kelly Holloway, as Trustee, of the Revocable Living Trust, and of 3603 Brush Hill Road** , GRANTOR, and **Steven K. Black and Jackie D. Black, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 31, on the Map of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Map of L. A. Warren's Resubdivision of part of Lot No. 31 , Riverwood Subdivision, not of record, described according to the survey made by Z.J. Wilkinson, Surveyor, November 08, 1938, as follows:

Beginning at a point in the Westerly margin of Brush Hill Road, the Southeast corner of that part of Lot No. 31 designated as Lot No. 2 in Warren's Resubdivision, conveyed to C.R. Galloway by deed of record in Book 1109, page 439, said Register's Office; thence with Galloway's Southerly line, South 78 degrees 30' West 175 feet to a point, Galloway's Southwest corner, the common corner of Lot Nos. 1, 2, and 4 of Warren's Resubdivision; thence, South 87 degrees 30' East with the Northerly line of Lot No. 5 of the Warren's Resubdivision, 120 feet to a point in the Westerly margin of Brush Hill Road, the common corner of Lots Nos. 1 and 5 of Warren's Resubdivision; thence Northerly with the Westerly margin of Brush Hill Road, 100 feet to the point of beginning.

Being the same property conveyed to Kelly Holloway, as Trustee, of the Revocable Living Trust of 3603 Brush Hill Road by Warranty Deed from Larry E. and Linda E. Conner, a married couple, dated July 09, 2001 and filed for record on July 20, 2001 in Instrument No. 20010720-0077316, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002, which have been prorated and assumed by the Grantee(s); any and all matters in the Plan of Record in Plat Book 547, page 62; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

as trustee
Kelly Holloway, as Trustee
Signature of Seller

of 3603 Brush Hill Road
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/12/02 14:00 2pgs
Fees:13.00 Taxes:525.03
20021212-0153570

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public of said County and State, **Kelly Holloway, as Trustee, of the Revocable Living Trust, and of 3603 Brush Hill Road** , the within named bargainors, 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, at office, this **27th** day of **November, 2002.**

Notary Public

My Commission Expires: 2/13/2003

NOTARY PUBLIC AT LARGE COUNTY, TENN.

Name and Address of Property Owner:

Steven K. Black and Jackie D. Black
3603 Brush Hill Road
Nashville, TN 37216

Property Address:

3603 Brush Hill Road
Nashville, TN 37216

Person Responsible for Taxes:

Sebring Capital Partners LP
4000 International Drive
Carrolton TX 75007

Parcel #: 062-13-9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$141,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jackie D Black
Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **November, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE COUNTY, TENN.

My Commission Expires: 2/10/2003

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076