Davidson County DEEDWARR
Recvd: 01/06/03 15:28 4pgs
Fees:23.00 Taxes:675.25
20030106-0002091

WARRANTY DEED

HUGH B. SHOULDERS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires JUN. 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dava Kearney (NAME)	Sebring Capital Partners L.P. (NAME)	MAP 96-5
273 Cumberland Circle (ADDRESS)	4000 International Parkway #3000 (ADDRESS)	PARCEL 57.00
Nashville, TN 37214 (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, Todd J. Brown and wife, Monika A. Brown

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

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:

Property located at: 273 Cumberland Cr, Davidson County, Nashville, TN 37214
AND:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, page 16, Register's Office for said County, and described as follows:

Beginning at the common corner of Lot Nos. 48 and 49 in the westerly margin of Cumberland Circle; running thence northerly along the west margin of said circle, 100 feet to a point; thence westerly in a straight line 466 feet, more or less, to a point in the center of the rear line of said Lot No. 48; thence southerly along the rear line of lot, 45 feet to a point, the common corner of said Lots Nos. 48 and 49; thence in an easterly direction along the common boundary line between said lots, 465 feet to the beginning.

Being the same property conveyed to Todd J. Brown and wife, Monika A. Brown by deed dated 02-29-00, from Claudia Lauren Clayton Owens f/k/a Claudia Lauren Clayton and husband, Tony Owens, filed for record on 03-01-00, in Instrument No. 200003010020281, Register's Office for Davidson County, Tennessee AND

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 273 Cumberland Circle, Nashville, TN 37214
(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 this 10th day of December 2002.

Todd J. Brown

Monika A. Brown

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd J. Brown and wife, Monika A. Brown

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 Goodlettsville, Tennessee, this 10th day of December, 2002.

Commission expires 1-23-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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, executed 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

Prepared by &Return to:
American Title Company, Inc.
125 Glancy St.
Goodlettsville, TN 37072

AFFIDAVIT

This affidavit is made this 31st day of December, 2002 by American Title Company, Inc., whose address is 125 Glancy St., Goodlettsville, TN 37072,

WHEREAS, American Title Company, Inc. has requested the attached Warranty Deed be filed for record;

WHEREAS, this document is the best available original;

WHEREAS, the Warranty Deed is by and between Todd J. Brown and wife, Monika A. Brown ("Grantors") and Dava Kearney ("Grantee"), executed on December 10, 2002 and acknowledged by Tracey Trumphour, Notary Public, conveying the following property in Davidson County, Tennessee:

Property located at 273 Cumberland Circle, Nashville, TN 37214, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, and described as follows:

Beginning at the common corner of Lot Nos. 48 and 49 in the westerly margin of Cumberland Circle; running thence northerly along the west margin of said circle 100 feet to a point; thence westerly in a straight line 466 feet, more or less, to a point in the center of the rear line of said Lot No. 48; thence southerly along the rear line of lot, 45 feet to a point, the common corner of said Lots Nos. 48 and 49; thence in an easterly direction along the common boundary line between said lots, 465 feet to the beginning.

Being the same property conveyed to Todd J. Brown and wife, Monika A. Brown by deed dated 02-29-00, from Claudia Lauren Clayton Owens f/k/a Claudie Lauren Clayton and husband, Tony Owens, filed for record on 03-01-00, in Instrument No. 200003010020281, Register's Office for Davidson County, Tennessee.

NOW THEREFORE, this affidavit is made for the purpose of placing the Warranty Deed of record in Davidson County, Tennesssee.

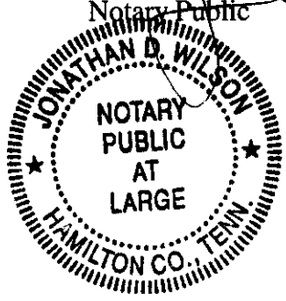
American Title Company, Inc.

By: _____
Tracy A. Hobby, Branch Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Tracy A. Hobby, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Branch Manager of American Title Company, Inc., a corporation, and that she, as such Branch Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Branch Manager.

Notary Public



Commission Expiration:

10-22-2003