27A
1 of 3

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of December, 2002 by and between **Household Financial Center, Inc.**, party of the first part, and DEONNA GILLUM and spouse, DOUGLAS GILLUM party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, Tennessee:

Lot 540 on the Plan of Section Nine, Tulip Grove, of record in Book 4675, Page 135 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Successor Trustee's Deed of record in Instrument No. 20020822-0101589 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Subdivision Restrictions, Building Lines and Easements of record, including all matters on Plan of record in Book 4675, Page 135 and Restrictive Covenants in Book 4846, Page 924, all in the Register's Office of Davidson County, Tennessee, current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 01/13/03 08:23 2pgs
Fees:13.00 Taxes:395.53
20030113-0004892

Household Financial Center, Inc.
By: Fidelity National Asset Management Solutions,
Its Attorney-in-Fact

By: _____
Printed Name: Pamela J Crocker
Title: Vice President

STATE OF Colorado
COUNTY OF Adams

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Pamela J Crocker, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **Fidelity National Asset Management Solutions**, a corporation, which caused this instrument to be executed on behalf of **Household Financial Center, Inc.**, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **Household Financial Center, Inc.**

WITNESS my hand, at office, this 23rd day of December, 2002

Shaleen M Koehler
Notary Public

Commission Expiration: 9-23-06

SHALEEN M KOEHLER
Notary Public
State of Colorado

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL FOLLOW SUITE 100
MEMPHIS, TN 38120
FF11217

PROPERTY ADDRESS:
4828 Concord Drive
Hermitage, Tennessee 37076

PARCEL ID NUMBER: 75-8-149

PROPERTY OWNER AND ADDRESS:
DEONNE GILLUM and DOUGLAS GILLUM
4828 Concord Drive
Hermitage, TN 37076

MAIL TAX BILLS TO:
Sebring Capital Partners LP
4000 International Pkwy #3000
Carrollton, TX 75007

STATE OF TENNESSEE
COUNTY OF Williamson

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 106,900.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Eric Dolin
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF December 2002.

Mark W. Kilpatrick
NOTARY PUBLIC

COMMISSION EXPIRATION 4-26-06

This deed is prepared with information provided by Chicago Title Insurance Company
F:\USERS\CHRIS\Household Docs\HFCenter SWD.Concord Davidson Co.wpd

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.