WARRANTY DEED

ET-03-3568

STATE OF Tennessee (CB)

COUNTY OF ~~Sumner~~ Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 2-19-06

(AFFIX SEAL)

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald G. Edwards, II and wife, Janice F. Edwards	Sebring Capital Partners, LP	
(NAME)	(NAME)	
321 Highland Heights Drive	4000 International Pkwy # 3000	025-11-O-35.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES A. WALKER, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GERALD G. EDWARDS, II AND WIFE, JANICE F. EDWARDS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ~~SUMNER~~ DAVIDSON (CB) COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Highland Heights Acres of record in Book 3700, Page 97, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 91 feet on the ~~easterly~~ easterly (CB) margin of Highland Heights Drive and runs back 373.56 feet on the south side line and 346.25 feet on the north side line which intersects with the front line around a curve 39.27 feet in length.

Being the same property conveyed to James A. Walker and wife, Carol R. Walker, by deed from Curtis Duncan and wife, Monie Ethridge Duncan, dated October 29, 1992 as of record in Book 9143, Page 407, Register's Office for Daivdson County, Tennessee. Being further conveyed from Carol R. Walker to James A Walker, by Quitclaim Deed, dated March 3, 1994, as of record in Book 9285, Page 473, Register's Office for Davidson County, Tennessee.

Donna Walker joins in this conveyance to convey any and all rights she may have in this property.

This property is subject to Restrictions as of record in Book 4071, Page 226, Register's Office for Davidson County, Tennessee.

This property is subject to a T.V.A. Right of Way easement, a TVA easement and a TVA transmission line as per Survey conducted by Campbell McRae and Associates dated January 22, 2003.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 321 Highland Heights Drive, Goodlettsville, Tennessee 37072
(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/our hand(s) this 5th day of February, 2003.

James A. Walker

Donna Walker

Davidson County DEEDWARR
Recvd: 02/10/03 10:40 2pgs
Fees:13.00 Taxes:497.65

20030210-0017828

STATE OF Tennessee
COUNTY OF ~~Sumner~~ Wilson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James A. Walker and Donna Walker, 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 ~~Gallatin~~ Mt. Juliet, Tennessee, this 5th day of February, 2003.

My Commission Expires: 2-19-06

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Ashley N Ford
Notary Public

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 5th day of February, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW