Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Notary Public
My commission expires: 3/13/03

Davidson County DEEDWARR
Recvd: 03/10/03 10:14 2pgs
Fees:13.00 Taxes:240.50

20030310-0030884

Address of New Owner:	Send Tax Bills to:	Tax Information
Tawana Davis 507 Drake Avenue Nashville, TN 37211	Sebring Capital Partners 4000 International Pkwy Carrollton Tx 75007	133-01-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mohammed M. Sarmadi**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tawana Davis**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of William Coleman's Subdivision of the Radnor College Land of record in Book 547, Page 161, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mohammed M. Sarmadi by Quitclaim Deed from H. K. Najafabadi of record in Instrument No. 20030207-0017401, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Said property is not the principal residence of said Grantor.

This property is improved property known as 507 Drake Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of February, 2003.

Mohammed M. Sarmadi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mohammed M. Sarmadi, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 28th day of February, 2003.

Notary Public

My Commission expires 05/30/04