RETURN TO
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
13168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Subscribed and sworn to before me, this 5th day of March, 2003.

Chris Amos
Affiant

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor
Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/03 08:56 2pgs
Fees:13.00 Taxes:277.50

20030312-0032717

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Latrice Amos and Christopher Amos 1436 Snell Boulevard Nashville, TN 37218 MAP & PARCEL NO. 080-07-0/016.00	Sebring Capital Partners, Limited Partnership 4000 International Parkway, Suite 3000 Carrollton, TX 75007

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Thomas E. Pillow and wife, Nedra M. Pillow,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Latrice Amos and husband, Christopher Amos,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being Lot No. 376 on the Plan of Bordeaux Hills, Section Two, of record in Book 3600, Page 7, Register's Office for said County, to which plan is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Pillow by Special Warranty Deed from Associates Financial Services of America, Inc., dated August 9, 2000, and filed of record on August 14, 2000, in Instrument No. 20000814-0080356, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2003, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 3600, PAGE 7; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 3537, PAGE 105, BOOK 3428, PAGE 224; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1436 Snell Boulevard Nashville, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 5th DAY OF March, 2003.

Thomas E. Pillow

Thomas E. Pillow

Nedra M. Pillow

Nedra M. Pillow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2003, before me personally appeared Thomas E. Pillow and wife, Nedra M. Pillow to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Jamie L. Taylor

Notary Public

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WARRANTY DEED

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