RECORD & RETURN TO:
Cumberland Title Company
13018 Lebanon Road, #100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/19/03 11:45 2pgs
Fees:13.00 Taxes:368.67
20030319-0036397

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $99,640.00

Marilyn S. McGlothlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17TH DAY OF March, 2003.

NOTARY PUBLIC

WILLIAM T. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 30 20??

THIS INSTRUMENT WAS PREPARED BY:
MUDTER, MORGAN AND PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher David Gaines 3348 Towneship Road Nashville, TN 37013	Sebring Capital Partners, Limited Partnership 4000 International Pkwy Suite #3000 Carrollton, TX 75007	150-11-128

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marilyn Sue McGlothlin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Christopher David Gaines, ~~Unmarried~~ a single person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Towne Village of the Country, Section III, of record in Book 5200, pages 268 and 269, Register's Office for said County, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Marilyn Sue McGlothlin, Unmarried by Warranty Deed from Michael R. Westbrook, Unmarried, which deed was recorded on November 30, 1998 in Book 11224, page 444, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of record in Plat Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3348 Towneship Road, Nashville, TN 37013.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant

and bind themselves, their heirs and assigns, 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 hands this 17TH day of March, 2003.

Marilyn Sue McGlothlin

Marilyn Sue McGlothlin

STATE OF Tennessee, COUNTY OF Davidson

I, the subscriber, a Notary Public of the County and State first above written, do hereby certify that Marilyn Sue McGlothlin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of March, 2003.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM T. CHAPMAN IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 30, 20[illegible]