PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/02/03 15:30 2pgs
Fees:13.00 Taxes:1402.30
20030402-0043788

W & I Ref:(ST) Title No: 44369
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dwayne Kemp Lavita Kemp 3404 Hobbs Road Nashville, TN 37215	Sebring Capital Partners, Limited Partnership 4000 International Pkwy. Ste. 3000 Carrollton, Texas 75007

TAX MAP-PARCEL NUMBERS: 131-01-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$379,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Iraj Barahimi and spouse, Houri Tahvildari Barahimi**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dwayne Kemp and spouse, Lavita Kemp**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Wallace Subidivision Part 3 of record in book 1130, Page 82 Register's Office for said County.

Said Lot No. 35 fronts 100 feet on the northerly margin of Hobbs Road and extends back between parallel lines 229.8 feet to a dead line.

Being the same property conveyed to Iraj Barahimi and wife, Houri Tahvildari Barahimi by deed from Marie M. Ullrich of record in Book 6471, Page 877, said Register's Office. By Quitclaim Deed of record in Book 6605, Page 975, said Register's Office, subject property was conveyed to Houri Tahvildari Barahimi by Quitclaim Deed of record in Book 10378, page 937, said Register's Office, a tenancy by the entireties was created in Iraj Barahimi and spouse, Houri Tahvildari Barahimi.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 82, said Register's Office, which Plan shows a 60 foot minimum building setback line from Hobbs Road and a 10 foot easement for public utility purposes along the rear line(s); A 10 foot easement for sanitary sewers and/or storm drainage across a portion of said lot and a 10 foot temporary construction easement south of and adjacent thereto, all as granted to Metropolitan Government.

This is improved property, known as: 3404 Hobbs Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st, day of March, 2003.

Iraj Barahimi

Houri Tahvildari Barahimi

State of

County of

On this 3/31/03, before me the undersigned authority, personally appeared Iraj Barahimi and Houri Tahvildari Barahimi , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

Sworn and subscribed before me this the 31 day of March, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public