This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/01/03 14:58 2pgs
Fees:13.00 Taxes:591.63
20030501-0058362

ADDRESS NEW OWNER:

Kevin R. Curtis
Demetruis A. Curtis
2024 Leatherbury Court
Antioch, TN 37013

SEND TAX BILL:

Sebring Capital Partnership, LP
4000 International Parkway
Suite 3000
Carrollton, TX 75007

MORTGAGEE:
Sebring Capital Partnership, LP
4000 International Parkway
Suite 3000
Carrollton, TX 75007

MAP AND PARCEL:
Map 15-12-0-A
Parcel 029.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dwayne M. Gunter and wife, Leigh Ann Gunter, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Kevin R. Curtis and wife, Demetruis A. Curtis, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 704 on the Plan of Somerset, Phase IV, a Planned Unit Development, as shown on the plan of record in Plat Book 7900, pages 978 and 979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dwayne M. Gunter and wife, Leigh Ann Gunter, by deed of record in Book 10043, page 697, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2024 Leatherbury Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 29 day of April, 2003.

Dwayne M. Gunter

Leigh Ann Gunter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dwayne M. Gunter and wife, Leigh Ann Gunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29 day of April, 2003.

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $159,900.00.

AFFIANT

Subscribed and sworn to before me
this 29 day of April, 2003.

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003