40-A

Davidson County DEEDWARR
Recvd: 05/12/03 16:15 2pgs
Fees:13.00 Taxes:497.65
20030512-0063674

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

ADDRESS NEW OWNER:

Nancy Holland

987 Beech Bend Road
Nashville, TN 37221

SEND TAX BILL:

Sebring Capital Partners, L.P.
4000 International Pkwy #3000
Carrollton, TX 75007

MORTGAGEE:
Sebring Capital Partners, L.P.
4000 International Pkwy #3000,
Carrollton, TX 75007

MAP AND PARCEL:
Map 156-5
Parcel 4

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, Julie C. Hyde, now known as Julie Hyde Gilbert, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Nancy Holland, ("Grantee"), her 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. 774 on the Plan of Harpeth Woods, Section Four, First addition, of record in Book 5200, page 635, 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 Julie C. Hyde, unmarried, by deed from Stephen G. Von Mann, and wife, Julie A. Von Mann of record in Book 11050, page 878, Register's Office for Davidson County, Tennessee. The said Julie C. Hyde has since married and is now known as Julie Hyde Gilbert.
>
> Alan Gilbert joins in the execution of this instrument to convey his interest in the property as spouse of Julie Hyde Gilbert.
>
> 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 987 Beech Bend Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her 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, her 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 our hands this 7 day of May, 2003.

Julie Hyde Gilbert

Julie Hyde Gilbert

Alan Gilbert

Alan Gilbert

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Julie C. Hyde, now known as Julie Hyde Gilbert and husband, Alan Gilbert, the within named bargainors, 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 7 day of May, 2003.

Notary Public

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

My Commission Expires: 7/26/03

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

My Commission Expires July 26, 2003

The actual value or consideration, whichever is greater, for this transfer is $134,500.00.

Elaine Pugh

AFFIANT

Subscribed and sworn to before me
this 7 day of May, 2003.

NOTARY PUBLIC

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

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003