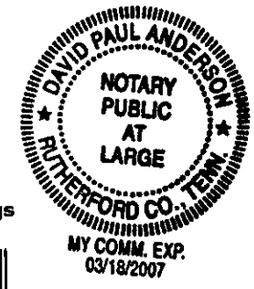
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/21/03 12:07 2pgs
Fees:13.00 Taxes:222.00



20030521-0069265

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Stephanie Birdine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2003.

David Paul Anderson
Notary Public

MY COMMISSION EXPIRES: 3/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Birdine	Sebring Capital Partners, LP	069.03-0-029.00
(NAME)	(NAME)	
4009 Fairview Drive	4000 International Parkway, #3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Carrolltown, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jacqueline M Lucas, Single Woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie Birdine, Single Woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 and the easterly 50 feet of the westerly 250 feet of the northerly 88 feet of Lot No. 28 of Block "GG" on the revised map of Fairview Subdivision as of record in Book 1130, page 54, Register's office for said County.

Said Lot No. 4 fronts 50 feet on the southerly side of Fairview Drive and together with said part of Lot No. 28, runs back between parallel lines 238 feet to a point 12 feet north of the northerly line of Lot No. 27.

Being the same property conveyed to Jacqueline M. Lucas by Deed from Secretary of Veterans Affairs dated June 28, 1991, and recorded July 5, 1991, in Book 8392, page 302, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 4009 Fairview Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 13th day of May, 2003.

David

Jacqueline M. Lucas
Jacqueline M Lucas

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline M. Lucas, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this 13 day of MAY, 2003.

David Paul Anderson
NOTARY PUBLIC

My Commission Expires: 3/18/07

DAVID PAUL ANDERSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMM. EXP. 03/18/2007

Jacqueline M. Lucas