Davidson County DEEDWARR
Recvd: 05/21/03 14:15 2pgs
Fees:13.00 Taxes:606.80
20030521-0069458

BOX 2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May, 2003.

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

Notary Public

My Commission Expires: My Commission Expires April 8, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Walter Phillips
392 Normandy Circle
Nashville, Tennessee 37209

SEND TAX BILLS TO:
SeBring Capital Partners
4000 International Pkwy #3000
Carrollton, TX 75007

MAP-PARCEL NUMBERS:
Map 92-13, Parcel 444

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles H. Morrow and Elizabeth A. Morrow, husband and wife,** hereinafter referred to as Grantors, hereby transfer and convey to **Walter Phillips,** hereinafter referred to as Grantee, his 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 a certain condominium apartment in Davidson County, Tennessee, being Unit No. 392, on Lot No. 24, of the Normandy Place Condominiums, Phase III, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862, and First Amendment of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the master deed. Reference is hereby made to the plan of Normandy Place Condominiums, Phase III, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862, and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles H. Morrow and Elizabeth A. Morrow, husband and wife, by Warranty Deed from Normandy Place, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20030130-0013100, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 392 Normandy Circle, Nashville, Tennessee 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of May, 2003.

Charles H. Morrow by Joe Earnest atty in fact

Charles H. Morrow By: Joe Earnest, Attorney-In-Fact

Elizabeth A. Morrow by Joe Earnest atty in fact

Elizabeth A. Morrow By: Joe Earnes, Attorney-In-Fact

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 Joe Earnest, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Charles H. Morrow and Elizabeth A. Morrow, and that he is authorized by Charles H. Morrow and Elizabeth A. Morrow, to execute this instrument on their behalf.

Witness my hand and official seal this 15th day of May, 2003.

Notary Public

My Commission Expires: _____

A. SCOTT HICKS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

08096-SH