STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Demetria L Robinson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of June, 2003.

Notary Public

My Commission Expires: 7/31/06

HENRY E. POOLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
5252 Hickory Hollow Pkwy
Suite 2207C
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 06/04/03 11:45 2pgs
Fees:13.00 Taxes:273.80
20030604-0076387

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rodney Robinson and Demetria Robinson
4642 Woodview Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
Sebring Capital Partners, LP
P.O. Box 117198
Carrollton, TX 75011-7198

MAP-PARCEL NUMBERS:
Map & Parcel: 64-04-0-065.00

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, **John L. Thompson and Cassandra Malone Thompson, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Rodney Robinson and Demetria Robinson, husband and wife** hereinafter referred to as 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. 30A on the Plan of Zone Lot Division Lot 30, Lake Country, of record in Book 5800, Page 328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John L. Thompson and wife, Cassandra Malone Thompson, by QuitClaim Deed from John L. Thompson, of record at Instrument #2001 011800 05690, Register's Office for Davidson County, Tennessee, dated January 11, 2001, and by Deed of record in Book 10172, Page 553, Register's Office for Davidson County, Tennessee, dated August 30, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5800, Page 328, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6095, Page 656, Book 6198, Page 474-516, Book 6203, Page 9-30, Book 6207, Page 276-285, Book 6213, Page 617-626, Book 6227, Page 838, Book 6227, Page 841, Book 6248, Page 347, Book 6248, Page 350, Book 6275, Page 571, Book 6278, Page 954, and Book 6278, Page 957, said Register's Office.

All matters of record on prior plat in Book 5200, Page 493, said Register's Office.

HOA Charter of record in Book 7289, Page 990, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City 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 4642 Woodview Circle, Old Hickory, TN 37138.

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 2nd day of June, 2003.

John L. Thompson

Cassandra Malone Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Thompson and Cassandra Malone Thompson, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2003.

Notary Public

My Commission Expires: 7/31/06

HENRY E. MACLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

239-HH