THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Map 136-3, Group A, Parcel 127 CO

Davidson County DEEDWARR
Recvd: 06/10/03 09:21 3pgs
Fees:18.00 Taxes:214.23
20030610-0079674

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank One,** does hereby bargain, sell, transfer and convey unto Audra Hill, her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Townhouse No. 43, Building No. 17, in a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, Phase 1, of record in Plat Book 4460, page 79, and revised in Plat Book 4460, page 88, 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 of record in Book 4651, page 412, as amended in Books 4943, page 692 and Book 5083, page 417, said Register's Office.

BEING the same property conveyed to Bank One by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, dated January 25, 2002, and filed in Instrument No. 20020131-00133555, said Register's Office.

This conveyance is subject to:
1. Taxes 2003, prorated and assumed.
2. Master Deed and By-Laws for Priest Lake Park Condominium townhouses, Phase 1, as shown in the Master Deed filed in Book 4651, page 412, as amended in Book 4943, page 692 and Book 5083, page 376, said Register's Office.
3. The Plan of record in Book 4460, page 88, said Register's Office.

Property address: 3880 Priest Lake Drive, #43, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Audra Hill, her heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed this 29 day of May, 2003.

BANK ONE

By: _____

Its: Julie A Florez

STATE OF WISCONSIN)
COUNTY OF Waukesha

Before me, the undersigned, of the State and County aforesaid, personally appeared Julie A Florez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of Bank One the within named bargainor, a corporation, and that he/she as such Julie A Florez, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as VP.

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

Athena Pagel
Notary Public

My Commission Expires: 09/25/06

STATE OF WISCONSIN
ATHENA PAGEL
NOTARY PUBLIC

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NAME NEW OWNER(S)
Audra Hill
3880 Priest Lake Drive, #43
Nashville, TN 37217

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

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $57,900.00.

Affiant

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

Notary Public

My Commission Expires: July 24, 2005

CHRISTOPHER L. TREECE
NOTARY PUBLIC
AT
DAVIDSON COUNTY, TENNESSEE
MY COMM. EXP.
07/24/05