THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

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

MAP PARCEL NUMBERS
Map & Parcel 52-8A-222

Davidson County DEEDWARR
Recvd: 06/20/03 10:43 2pgs
Fees:13.00 Taxes:436.23

20030620-0085530

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of June, **2003**, by and between **David Georgousis and Jane Georgousis, husband and wife**, party of the first part, and **Joyce Potter and Pierre Potter, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **$117,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 154 on the Plan of Heron Walk Phase 1 Section 3 of record in Plat Book 9700, page 551, Register's Office for said County, to which reference is made for a more complete description.

"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record; any and all matters in the plat of record in Plat Book 9700, Page 551; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc., all of record in the Register's Office for Davidson County, Tennessee."

"The above legal description is identical to the one in the previous deed of record."

BEING the same property conveyed to David Georgousis, married by deed from Allen Earps and wife, Betty F. Earps of record in Book 10914, page 953, Register's Office, Davidson County, Tennessee, dated April 30, 1998 and recorded May 5, 1998.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

David Georgousis
David Georgousis

Jane Georgousis
Jane Georgousis

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Georgousis and Jane Georgousis, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of June, **2003.**

My commission expires 7-30-05

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$117,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of June, **2003.**

PROPERTY ADDRESS:
1204 San Dustin Trace
Madison, TN 37115

Name & add of new owner:
Joyce & Pierre Potter
1204 San Dustin Tr.
Madison, TN 37115