[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Wuedner G. Hernandez	Sibring Capital Partners LP	Map 150-10
3221 Forrest Breeze	4000 International Pkwy #300	Parcel 238
Antioch, TN 37013	Carrollton, TX 75007	

This instrument prepared by : Weldon White, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brian Derryberry dba Solutions in Real Estate** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Wuedner G. Hernandez** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 19J (Parcel 238 on Property Map 150-10), on the plan of Section 1-B, Lake Towne Park, of record in Plat Book 6900, page 674, as revised by Surveyor's Certificate of Correction of record in Book 7647, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Derryberry dba Solutions in Real Estate by deed of record in Instrument Number *20030623-0086466**, said Register's Office for Davidson County, Tennessee.**

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Book 6900, page 674, as revised by Surveyor's Certificate of Correction of record in Book 7647, page 591, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 7568, page 219, said Register's Office.

This is improved property commonly known as 3221 Forrest Breeze, Antioch, Tennessee 370

Davidson County DEEDWARR
Recvd: 06/23/03 16:22 2pgs
Fees:13.00 Taxes:407.46

20030623-0086467

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 100,125.00

Affiant

Subscribed and sworn to before me this 12th day of June, 2003.

Notary Public

NOTARY PUBLIC AT LARGE ANDERSON CO., TN

My Commission Expires: July 24, 2005

MY COMM. EXP. 07/24/05

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of June, 2003.

Brian Derryberry dba Solutions in Real Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Derryberry dba Solutions in Real Estate, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of June, 2003.

Notary Public

My Commission Expires: 3-4-24-2005

CHRISTOPHER J. TREECE
NOTARY PUBLIC AT LARGE
ANDERSON CO. TENN.