Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
Suite 112 - Glancy Square
110 Glancy Street
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/01/03 10:53 3pgs
Fees:18.00 Taxes:268.25
20030701-0090584

New Owner	**Send Tax Bills To**	**Map/Parcel No.**
Krishna Loy 1227 Shelton Avenue Nashville, TN 37216	Sebring Capital Partners LP 4000 International Parkway Suite 300C Carrollton, TX 75007	72-3-311

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 29th day of May, 2003, by **BANK OF AMERICA, N.A.**, (hereinafter the **"Grantor"**), and **KRISHNA LOY,** (hereinafter the **"Grantee"**).

W I T N E S S E T H:

That the said **Grantor**, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00), in hand paid by the **Grantee**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Grantee** forever, all the right, title, interest, claim and demand which **Grantor** has in and to the following described lot, piece or parcel of land, situate, lying and being the County of Davidson, State of Tennessee, and more particularly described in "EXHIBIT A" which is attached hereto and made a part hereof as fully as if copied herein verbatim.

This is improved property, known as 1227 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and improvements thereunto belonging or in anywise appertaining, in all the estate, right, title, interest, lien, equity and claim whatsoever of **Grantor**, to the only proper use, benefit and behoof of **Grantee** forever; and **Grantor** does hereby bind itself, its successors and assigns, to warrant and defend all and singular, the Property unto **Grantee**, and **Grantee's** successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under **Grantor**.

IN WITNESS WHEREOF, the **Grantor** has signed and sealed these presents the day and year first above written.

BANK OF AMERICA, N.A.

BY: Melissa Carroll

Melissa Carroll

Title: Vice President

STATE OF Kentucky)

COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa Carroll, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be Vice President of **BANK OF AMERICA, N.A.**, the within bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President.

WITNESS my hand and official seal at Louisville, Kentucky, this the 29th day of May, 2003.

Melissa McAfee
Notary Public

My Commission Expires:

MELISSA McAFEE
Notary Public, State at Large, KY
My commission expires Mar. 7, 2006

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer of $ 72,500.00.

Katrina Lewis
Affiant

SWORN to and subscribed before me, this 25th day of June, 2003.

Amanda Nordman
Notary Public

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/29/05

"EXHIBIT A"

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Westerly 60 feet of Lot Number 68, on the map of Inglewood Place, as of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bank of America, N.A., its successors and assigns, by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument No. 20030124-0010223, Register's Office for Davidson County, Tennessee.