STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Ashley Richardson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of June, 2003.

Notary Public

My Commission Expires: 7-30-05

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 07/23/03 12:54 2pgs
Fees:13.00 Taxes:329.30
20030723-0103160

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Denise Myers and Clifford Myers
1172 Brittany Park Lane
Antioch, TN 37013

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

MAP-PARCEL NUMBERS:
162-12-A-79

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, **Russell R. Payne, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Denise Myers and Clifford Myers** 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. 73 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Russell R. Payne, unmarried, by Warranty Deed from Carlton Enterprises, Inc., A Tennessee Corporation of record in Book 11744, page 247, Register's Office for Davidson County, Tennessee.

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 9700, Page 796, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10016, Page 870, as amended in Instrument No. 200210250130771, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4202, Page 787, Book 7953, page 191, Register's Office for Davidson County, Tennessee.

Any and all visible easements 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 1172 Brittany Park Lane, Antioch, TN 37013.

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 10th day of June, 2003.

Russell R Payne

Russell R. Payne

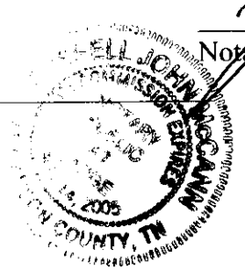
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell R. Payne, unmarried, 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 10th day of June, 2003.

Notary Public

My Commission Expires: _____



08197-BP