Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

08-0305-90192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 114,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2003.

Notary Public
My commission expires: 07/06/05

Address of New Owner	Send Tax Bills to:	Tax Information
Joyce A. Anderson 1604 Autumn Ridge Drive Nashville TN 37207	Sebring Capital Partners 4000 International Pkwy #3000 Carrollton, TX 75007	032-13-023

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell W. Ashton, II and wife, D'Artria W. Ashton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joyce A. Anderson**, hereinafter called the Grantee, her successors 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. 84 on the Plan of Timbertrail, Section 1, of record in Plat Book 5200, Page 205, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell W. Ashton, II and wife, D'Artria W. Ashton by Warranty Deed from Joe L. Wall and Mike Suggs and Deborah L. Wall and Nona R. Suggs of record in Book 7336, Page 738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1604 Autumn Ridge Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/23/03 13:04 2pgs
Fees:13.00 Taxes:425.13
20030723-0103167

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 30th day of June, 2003.

Russell W. Ashton, II

D'Artria W. Ashton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Russell W. Ashton, II** and **D'Artria W. Ashton**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 30th day of June, 2003.

Notary Public

My Commission expires: 07/06/[illegible]

TERRIE LYN REED
NOTARY PUBLIC
AT LARGE
EXPIRES 7-6-2003
WILLIAMSON COUNTY, TN