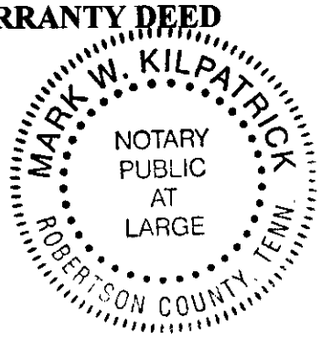
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WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Jesus Garibay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: April 26, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Garibay (NAME)	Sebring Capital Partners (NAME)	71-8-279
412 East Trinity (ADDRESS)	4000 International Pkwy,Ste.3000 (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret Flomerfelt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesus Garibay, a married man

HEREINAFTER CALLED THE 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 Number 101 on the plan of Joywood of record in Book 974, page 45, Register's Office for Davidson County, Tennessee. Said Lot Number 101 fronts 50 feet on the Southerly margin of Trinity Lane and extends back 176.05 feet on the Easterly line and 175.90 feet on the Westerly line to a dead line in the rear measuring 50 feet thereon. Included in the above description but specifically excluded from this conveyance is 250 square foot portion of the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed dated 1/21/1992 of record in Book 8552, page 24, Register's Office for said County.

Being the same property conveyed to Maggie Flomerfelt by Quit Claim Deed from Daniel J. Flomerfelt dated November 19, 2002 of record as Instrument No. 20021217-0155035, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Maggie Flomerfelt by Warranty Deed from Van Christian dated November 19, 2002, of record as Instrument No. 20021217-0155032, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Van Christian dated September, 2002 by deed from Wells Fargo Bank Minnesota, NA, Trustee for Delta Funding Home Equity Loan Trust 1999-2 of record in Instrument No. 20021150142302, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Wells Fargo Bank Minnesota, NA, Trustee for Delta Funding Home Equity Loan Trust 1999-2, by deed from Paul Gray Hudson, Wanda J. Hudson and P. Glen Hudson dated March, 1999, of record in Instrument No. 200210170127843, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 412 East Trinity, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 9th day of July, 2003

Margaret Flomerfelt

Davidson County DEEDWARR
Recvd: 07/24/03 08:12 2pgs
Fees:13.00 Taxes:240.50

20030724-0103549

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 Margaret Flomerfelt

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of July, 2003.

Commission expires April 26, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

MARK RICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.