Davidson County DEEDWARR
Recvd: 08/06/03 11:50 2pgs
Fees:13.00 Taxes:447.70

20030806-0111786

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $121,000.00.

Subsribed and sworn before me this the 14th day of July, 2003.

Affiant

(Affix Seal)

Notary Public

MY COMMISSION EXPIRES
JULY 29, 2006

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 300854
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Katherine Schoeff
1608 Sumner Avenue Apt. B
Nashville, TN 37206

Send tax bills to:
Sebring Capital Partners LP
4000 International Pkwy Suite 3
Carrolton, TX 75007

Map 83.06 Parcel 70.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tyson Owen Schoeff

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Katherine Schoeff

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Numbers 15 and 16 on the Plan of second Subdivision of Weakley Home Place of record in Plat Book 547, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Tyson Owen Schoeff by Deed of record in Book 7329, page 87; said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 1608 Sumner Avenue Apt. B, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 14th day of July, 2003.

Tyson Owen Schoeff

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 Tyson Owen Schoeff , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 07/14/03.

My commission expires:

MY COMMISSION EXPIRES
JULY 29, 2006

Notary Public

JOHN A. BELL JR.
NOTARY PUBLIC AT LARGE
DAVIDSON CO.