File #200380153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~01/29/05~~ 7-30-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erikka Nichole Benning	Sebring Capital Partners, LP ISAOA	Map: 149-05-94
(NAME)	(NAME)	
4921 Barclay Square	4000 International Parkway #3000	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, LINDA F. WILSON AND HUSBAND, BILLY T. WILSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ERIKKA NICHOLE BENNING, 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 all of Lot No. 114, on the Plan of Section One, Terragon Trails, as shown by plat appearing of record in Plat Book 4860, Page 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joe Stanley and wife, Lora Jean Stanley by Warranty Deed from Scott R. Wilburn and wife, Suzanne Wilburn, dated February 23, 1978, recorded February 28, 1978, of record in Book 5257, Page 414, Register's Office for Davidson County, Tennessee. Being also the same property divested out of Lola Jean Stanley, a/k/a Lora Jean Stanley, and vested in Joe Stanley, Jr. by Final Decree of Divorce Decree Cause No. 93753, filed in the Circuit Court Clerk's Office for Davidson County, Tennessee. The said Joe Stanley, Jr. died intestate, a resident of Davidson County, Tennessee on November 12, 1993, preceded in death by one son, Timothy Joe Stanley, who died single and without issue, and was survived by Linda Stanley, his wife, and Travis Stanley, a son. Being also the same property conveyed to Linda Stanley by Quitclaim Deed from Travis Stanley, dated November 26, 1993, recorded November 29, 1993 of record in Book 9164, Page 882, being further conveyed by Linda Stanley a/k/a Linda F. Wilson to Linda F. Wilson and husband, Billy T. Wilson by Quitclaim Deed dated 09/10/98 of record in Book 11118, Page 575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4967, Page 406; and, any and all matters shown on plat of record in Plat Book 4860, Page 61; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4921 Barclay Square, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 10th day of September, 2003.

Linda F. Wilson

Linda F. Wilson

Billy T Wilson

Billy T. Wilson

Davidson County DEEDWARR
Recvd: 09/16/03 10:49 2pgs
Fees:13.00 Taxes:277.50

20030916-0135840

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Linda F. Wilson and Billy T. Wilson who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of september, 2003.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075