WARRANTY DEED

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Justus	Sebring Capital Partners,	MAP 149 1-B
(NAME)	(NAME)	
824 Billingsgate Ct.	4000 International Parkway,	PARCEL 63
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(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, Joice M. Anderson and Roderick A. Jefferies , wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, ~~xMarkxJustusxandxwifexLonnaxJustus~~ Mark Justus A/K/A Larry Justus and his wife, Lonna Justus

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:

Property located at: 824 Billingsgate Ct, Davidson County, Antioch, TN 37013
AND:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Piccadilly Square Phase 3 of record in Plat Book 6250, Page 892-894, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joice M. Anderson by deed dated 07-30-96, from Erika K. Hurd, filed for record on 08-01-96, in Book 10141, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein. (4) All matters appearing on the Plan of record in Plat Book 6250, page 892-894, said Register's Office, including any restrictions ancillary thereto.

Davidson County DEEDWARR
Recvd: 09/16/03 17:49 2pgs
Fees:13.00 Taxes:508.38

20030916-0136369

unimproved ( )
This is improved (X) property, known as 824 Billingsgate Ct., Antioch, Tennessee 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 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 22nd day of August 2003

Joice M. Anderson

Roderick A. Jefferies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joice M. Anderson and Roderick A. Jeffries

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 Goodlettsville, Tennessee, this 22nd day of August, 2003.

Commission expires 10-22-2005

Notary Public

JONATHAN D. WILS
NOTARY PUBLIC AT LARGE
HAMILTON CO., TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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