STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$172,000.00~~ $158,000.00

Subscribed and sworn to before me, this 22nd day of SEPTEMBER, 2003.

Affiant

My Commission Expires:

Notary Public

File No. N12852

STATE OF TENNESSEE COUNTY, TENN.
My Commission Expires JULY 30, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Paul Strout and wife, Lisa Strout		NAME: Sebring Capital Partners, Limited Partnership	
STREET ADDRESS: 5533 Murphywood Crossing		STREET ADDRESS: 4000 International Pkwy.,#3000	
CITY:	STATE: Tennessee	CITY: Carrollton	STATE: Texas
ZIP CODE: 37013		ZIP CODE: 75007	
MAP & PARCEL NO.: 175-01-0-024.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ronald Allen and wife, Cynthia Allen

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Paul Strout and wife, Lisa Strout

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 97, on the Final Plat of Asheford Crossing, Section Four, as shown by plat of record in Plat Book 9700, Page 912, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ronald Allen, an unmarried man, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated 11/28/00, recorded 12/05/00, as Document No. 200012050119266, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5533 Murphywood Crossing, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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,

Davidson County DEEDWARR
Recvd: 10/02/03 09:56 2pgs
Fees:13.00 Taxes:584.60
20031002-0145402

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 grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever..

WITNESS our hands this 22nd day of SEPTEMBER, 2003.

Ronald Allen

Cynthia Allen

State of Tennessee
County of Davidson

On this the 22nd day of September, 2003, before me, the undersigned Notary Public, personally appeared **Ronald Allen and wife, Cynthia Allen**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires JULY 20, 2005

Notary Public
My commission expires _____

WARRANTY DEED