THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Sebring Capital Partners
4000 International Parkway, Suite 3000
Carrollton, TX 75007

Davidson County DEEDWARR
Recvd: 10/03/03 15:38 2pgs
Fees:13.00 Taxes:340.03

20031003-0146645

MAP PARCEL NUMBERS

149-11-A-72.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of September, 2003, by and between **Frederick~~A~~Morrison,** Unmarried, party of the first part, and **Florence Cline,** and Spouse Ronald L. Cline party of the second part,

WITNESSETH: That for and in consideration of cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Number 72 on the Plan of Phase 3, Rice Hill, of record in Plat Book 6900, page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Fredericka R. Morrison by Quit-Claim Deed from Elliott L. Morrison, executed on 8/7/00 and filed for record on 10/16/00 in Instrument No. 200010160102662, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6900, page 292; and any and all easements, right of ways, setback lines, zoning regulations, restrictions, etc. of record in the Register's Office, Davidson County, TN.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Fredericka Morrison

Frederick~~A~~Morrison

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frederick Morrison** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of September, 2003.

My commission expires _____

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN MY COMMISSION EXPIRES MAY 29, 2006

_____
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $91,900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30th day of September, 2003.

_____
NOTARY PUBLIC

My commission expires: _____

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS:
1456 Rice Hill Road
Antioch, TN 37013

NAME AND ADDRESS OF NEW OWNER:
Florence Cline
1456 Rice Hill Road
Antioch, TN 37013