Warranty Deed

THIS INDENTURE, made and entered into this 11th day of August 2003

by and between Laura Beasley Ware f/k/a Laura M. Beasley , and husband Mark R. Ware, III

of the first part, and Tynethia L. King , a single person

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Hermitage County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, BEING Unit No. 231 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura M. Beasley (now known as Laura Beasley Ware), herein by Warranty Deed dated May 18, 1995 filed for record May 22, 1995 in Book 9677, Page 273, in the Register's Office of Davidson County, Tennessee.

Mark R. Ware, III joins in this conveyance for the sole purpose of conveying his maritial interest in the subject property.

Davidson County DEEDWARR
Recvd: 10/13/03 15:06 2pgs
Fees:13.00 Taxes:321.35
20031013-0151576

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/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2003 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 6250, Page 300, Easements of record in Book 4419, Page 230, Restrictions of record in Book 6034, Page 365, By-Laws of record in Book 6034, Page 383, amended in Book 7660, Page 612, and further amended at Instrument No. 20010327-0029002, and Articles of Incorporation in Book 6034, Page 376, amended in Book 8275, Page 843, & Book 7466, Page 25, Register's Office, Davidson County, TN. and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Laura Beasley Ware f/k/a
Laura M. Beasley

by: _____
attorney in fact

Mark R. Ware, III

by: _____
attorney in fact

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State, _____,
_____, the within named bargainor,
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, at office, this 11th day of August, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State, _____,
_____, the within named bargainor,
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, at office, this 11th day of August, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF Davidson

On this 11TH day of AUGUST, 2003, before me personally appeared DENISE CUMMINS MOSCHEO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA BEASLEY WARE AND MARK R. WARE, III acknowledged that ~~s~~he___ executed the same as the free act and deed of said LAURA BEASLEY WARE & MARK R. WARE, III

Witness my hand, at office, this 11TH day of AUGUST, 2003.

_____
Notary Public

My Commission Expires 30 day of JULY, 2006

JOSHUA R. HOPKINS
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20030803/JRH
Parcel Number: 086-14-0-A-231.00

(FOR RECORDING DATA ONLY)

Property address 231 Thistle Lane
Hermitage, TN 37076

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Sebring Capital Partners, LP
4000 International Pkwy #3000
Carrollton, TX 75007

This instrument prepared by: Fearnley & Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN. 37214

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 $86,850.00 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 11th day of August, 2003.

_____
Notary Public

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENN.

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN. 37214

Property Owner's Name and Address
Tynethia L. King

231 Thistle Lane
Hermitage, TN 37076