File #200330772

KAREN M. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,040.00.

Eryn Truitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	ET MAP-PARCEL NUMBER
Eryn Truitt	Sebring Capital Partners, LP	P/O 151-40.00
(NAME)	(NAME)	
7116 South Hampton Blvd.	4000 International Parkway, Suite 3000	
(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 GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **OLE SOUTH PROPERTIES, INC.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ERYN TRUITT, married**, hereinafter called the GRANTEE, her 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. 92, on the Plan of Phase 3, Villages of Long Hunter P.U.D., as shown by plat appearing of record in Instrument No. 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Cason Lane Development Partners, a Tennessee general partnership by Limited Warranty Deed dated September 4, 2002 of record in Instrument No. 20020909-0109123, and being further conveyed to Old South Properties, Inc. by Quitclaim Deed dated July 21, 2003 of record in Instrument No. 20030723-0103043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Instrument No. 20010531-0056382; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20010531-0056383; Charter of record in Instrument No. 20010531-0056381; Water Main Easement 20 feet wide granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8358, Page 91 and in Book 8358, Page 94; Easement granted to Crossmann Communities of Tennessee, LLC for the purpose of sewer lines, storm drainage facilities and lift station of record in Instrument No. 20000906-0088271; Easement granted to Crossmann Communities for the purpose of a 6 inch force main sewer line of record in Instrument No. 20000906-0088272; Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20001030-0107415; Reservation for a graveyard and right-of-way 20 feet wide for ingress and egress thereto of record in Book 1115, Page 302 and in Book 1101, Page 457; Water Main Easement 20 feet wide granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8197, Page 288; Utility easement granted to Tennessee Telephone Company of record in Book 9661, Page 919; Transmission Line Easement granted to the United States of America for the purpose of transmission line and/or lines of record in Book 2338, Page 466; Declaration of Taking of record in Book 4446, Page 423; Judgment of record in Book 4535, Page 351 for a 150 foot wide easement for the use of the Tennessee Valley Authority; any and all matters shown on plat of record in Instrument No. 20030707-0093205; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 7116 South Hampton Blvd., 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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has 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 Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 10/20/03 10:58 2pgs
Fees:13.00 Taxes:447.85

20031020-0154558

Witness our hands this 14th day of October, 2003.

Ole South Properties, Inc.

BY: _____

Gary Bowman

Chief Operating Officer

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gary Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Operating Officer of Ole South Properties, Inc., the within named bargainor, a corporation, and that he as such officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as officer.

Witness my hand and official seal, this 14th day of October, 2003.

_____

Notary Public

My Commission Expires: 5-23-05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167