6952 Box 13

Davidson County DEEDWARR
Recvd: 01/02/04 15:06 3pgs
Fees:18.00 Taxes:388.50
20040102-0000794

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Willie Dandridge and Shanique St. John 748 Bontemps Drive Nashville, TN. 37207	~~Home~~ Sebring Capital Partners, LP. 4000 International Parkway Suite 3000 Carrollton, Tx. 75007	Map: 59-14 Parcel: 157

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert C. H. Mathews, III, Walker Casey Mathews and Mary Alice Mathews Bohannon as Trustees of of the ACM Trust under Trust Agreement dated June 1, 1985**, (the "Grantors"), have bargained and sold, and by these presents transfers and conveys unto **Willie Dandridge, unmarried and Shanique St. John, unmarried** (together the "Grantee"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 196 on the Plan of Hayes Manor Section I of record in Plat Book 3600, page 85, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to the Grantors by deed of record in Book 9055, Page 401, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

(a) Taxes for the year 2003 which have been prorated between the parties.

(b) Restrictive Covenants of record in Book 3829, page 720 as amended in Book 3840, page 404, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 748 BONTEMPS DRIVE, NASHVILLE, TENNESSEE 37207.

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, their heirs, representatives and assigns forever.

And the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantors have executed this General Warranty Deed as of December 11, 2003.

Robert C. H. Mathews, III, Trustee

Walker Casey Mathews, Trustee

Mary Alice Mathews Bohannon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert C. H. Mathews, III, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this [illegible] day of November, 2003.

EVALYN C. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/24/06.

My Commission Expires JULY [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Walker Casey Mathews, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this [illegible] day of November, 2003.

EVALYN C. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/24/06.

My Commission Expires [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Alice Mathews Bohannon, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me in 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 office this 12th day of December, 2003.

Evelyn C. Hobbs
Notary Public

EVELYN C. HOBBS NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

My Commission Expires: 7/29/04

My Commission Expires JULY 29, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2003.

Evelyn C. Hobbs
Notary Public

EVELYN C. HOBBS NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

My commission expires: 7/29/04

My Commission Expires JULY 29, 2004

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
315 Deaderick St., Suite 2100
Nashville, Tennessee 37238