Davidson County DEEDWARR
Recvd: 01/13/04 08:13 2pgs
Fees:13.00 Taxes:531.32

20040113-0004923

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,600.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 31, 2007

B-AFG-03-0529

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Kincaid	Sebring Capital Partners, LP	
529 Rural Hill Road (ADDRESS)	(NAME) 4000 International Parkway Suite 3000 (ADDRESS)	136-13-39
Antioch, Tennessee 37217 (CITY) (STATE) (ZP)	Carrollton, Texas 75007 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BERTHA R. RICH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY KINCAID, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Edge-O-Lake Estates, Section 4, of record in Plat Book 3600, Pages 87-88, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bertha R. Rich, unmarried, from Dorothy S. Soapes by Deed dated December 30, 2002 and filed for record on January 3, 2003 in Instrument Number 20030103-0001383, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Dorothy S. Soapes by Quitclaim Dated March 16, 1994 and filed for record on March 29, 1994 in Book 9292, Page 697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3836, Page 23, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 529 Rural Hill Road, Antioch, Tennessee 37217
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), their 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.

Witness my/our hand(s) this 2nd day of January, 2004.

Bertha R. Rich

Bertha R. Rich

STATE OF Tennessee

COUNTY OF Davidson

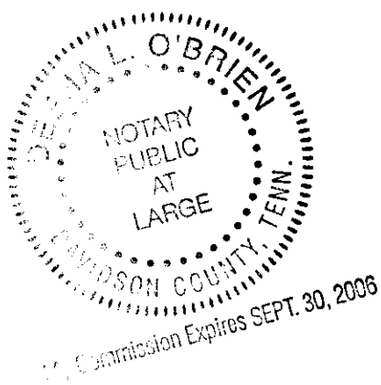
I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Bertha R. Rich personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd day of January, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903