Davidson County DEEDWARR
Recvd: 01/16/04 10:35 2pgs
Fees:13.00 Taxes:327.27

20040116-0006772

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0312-61180

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 88,450.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory T. Welsh 1270 Goodmorning Drive Nashville, TN 37207	Sebring Capital Partners, L.P. 4000 International Parkway, Suite 3000 Carrollton, TX 75007	041-07-0003.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Union Planters Bank, National Association, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory T. Welsh, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in 10th Civil District of Davidson County, Tennessee, Being Lot No. 15 of the plan of Bell Knob Subdivision, of Record in Plat Book 2854, Page 116, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Union Planters Bank, National Association, by deed from E. Franklin Childress, Jr. and Clifford D. Pierce, Jr. and Mary K. Alissandratos, dated 01/07/2003, recorded 02/11/2003 in Instrument No. 20030211-0018592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1270 Goodmorning Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expresses or implied as the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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.

Union Planters Bank, National Association

By: _____

Its: Vice President



STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for said County and State, on this 5th day of January, 2004, within my jurisdiction, the within named Gary H. Seyfarth, Jr. who acknowledges that he is Vice President, of Union Planters Bank, National Association, and that for and on behalf of Union Planters Bank, National Association, and as its act and deed in its said representative capacity he executed the above and foregoing instrument, and first having been duly authorized by said corporation so to do.

_____

Notary Public, State of Mississippi
Notary's Commission expires:

MY COMMISSION EXPIRES SEPT. 18, 2005

My Commission expires

MY COMMISSION EXPIRES SEPT. 18, 2005

