WARRANTY DEED

ET-04-4927

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-08
(AFFIX SEAL)

STANLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Beasley, unmarried	Sebring Capital Partners, LP	
(NAME)	(NAME)	
1109 Waggoner Court West	4000 International Pkwy 3000	108-03-O-122.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GARY E. WOOTEN, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARRY BEASLEY, UNMARRIED, hereinafter called the Grantees, 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. 180-A Zone Lot Division - Section Six, Patio Villa, as of record in Book 6250, page 409, Register's Office for Davidson County, Tennessee, amended in Book 6290, Page 570, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary E. Wooten, unmarried, by deed from Hickory Hills Homes, Inc., dated April 18, 1986, as of record in Book 6835, Page 110, Register's Office for Davidson County, Tennessee.

Subject to restrictions as of record in Book 5970, Page 829, Book 6014, Page 978 Book 6199, Page 70 and Book 6555, Page 576, Register's Office for Davidson County, Tennessee.

Subject to Rules and Regulations as of record in Book 7266, Page 827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

This property is not the primary residence of Gary Wooten.

unimproved ( )
This is improved (X) property, known as 1109 Waggoner Court West, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

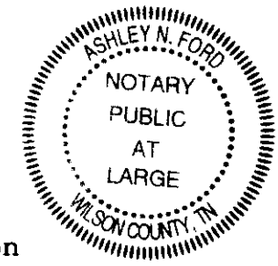
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 GRANTEES, 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 28th day of January, 2004.

Gary Wooten

Davidson County DEEDWARR
Recvd: 02/02/04 10:42 2pgs
Fees:13.00 Taxes:295.63

20040202-0012308



STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Gary Wooten , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2004.

My Commission Expires: 2-19-06

Ashley N Ford
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of January, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW