WARRANTY DEED

B-MSM-04-1212

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY My Commission Expires SEPT. 30, 2005

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yamin A. Malik	Sebring Capital Partners, LP	
1212 Sand Destin Trace	(NAME) 4000 International Parkway Suite 3000	052-08-0-A-220.0-CO
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Carrollton, Texas 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 BARBARA ANN THOMPSON UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YAMIN A. MALIK AND WIFE RHONDA L. COTTON, 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 being Lot No. 152 on the Plan of Heron Walk Section 3 Phase I, of record in Plat Book 9700, Page 551, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barbara Ann Thompson, unmarried, by deed from Allen Earps and wife, Betty F. Earps dated June 12, 1998 and recorded June 16, 1998, of record in Book 10979 Page 469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 10095, Page 464, 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 1212 Sand Destin Trace, Madison, Tennessee 37115
(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 26th day of January, 2004.

Barbara Ann Thompson

Barbara Ann Thompson

Davidson County DEEDWARR
Recvd: 02/02/04 15:48 2pgs
Fees:13.00 Taxes:421.80

20040202-0012707

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 Barbara Ann Thompson unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of January, 2004.

Deena L. O'Brien

Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903