THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 02/27/04 10:59 2pgs
Fees:13.00 Taxes:854.53

20040227-0022366

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Francine Denise Hampton (NAME) | Sebring Capital Partners, LP (NAME) | MAP 59-8 |
| 3004 Claymille Blvd. (ADDRESS) | 4000 International Parkway #3000 (ADDRESS) | PARCEL 201 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Carrollton, TX 75007 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carlyle & Kennedy, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francine Denise Hampton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 28 on the Plan of Phase Two Claymille Station, of record in Plat Book 6900, page 626, Registers office for Davidson County, Tennessee.

Being part of the same property conveyed to C & K Builders, now known as Carlyle and Kennedy, LLC by warranty deed dated March 28, 2003 and recorded April 21, 2003 from Ezell Foundation as of record in Instrument No. 20030421-0051835, Registers office Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3004 Claymille Blvd., Nashville, TN 37207
(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 hand this 23rd day of February, 2004

Carlyle & Kennedy, LLC
By: David Kennedy MEMBER
David Kennedy, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David Kennedy and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Carlyle & Kennedy, LLC the within named bargainor, and ~~corporation~~, and that he as such Chief Manager and _____ LLC being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~, by the said David Kennedy as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of February, 2004.

My commission expires 1-26-07 _____

Notary Public