Davidson County DEEDWARR
Recvd: 03/04/04 09:36 2pgs
Fees:13.00 Taxes:407.00

20040304-0024474

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $110,000.00.

Subsribed and sworn before me this the 27th day of February, 2004.

Affiant

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. (Affix Seal)

MY COMMISSION EXPIRES APRIL 18, 2005

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400073
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
John Ciolos and wife, Cornelia Ciolos
705 Linden Green Drive
Hermitage, TN 37076

Send tax bills to:
Sebring Capital Partners LP
4000 International Pkwy Ste 300
Carrollton, TX 75007

Map 74-4 Parcel 108

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James A. Harper and wife, Pamela A. Harper

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John Ciolos and wife, Cornelia Ciolos

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 132 on the Plan of Final Plat of Section Twelve, Hermitage Hills as shown on plat of record in Plat Book 4675, page 125, revised in Plat Book 5210, page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to James A. Harper and wife, Pamela A. Harper by Deed dated November 16, 1994 of record in Book 9525, page 53, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 705 Linden Green Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of February, 2004.

James A. Harper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

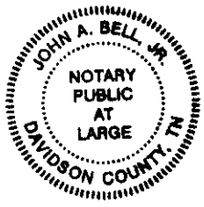
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named James A. Harper and wife, Pamela A. Harper, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of February, 2004.

My commission expires:

_____

Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006