return to: Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
#400147

Davidson County DEEDWARR
Recvd: 03/16/04 16:30 2pgs
Fees:13.00 Taxes:836.20
20040316-0029949

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $226,000.00.

Subsribed and sworn to before me this the 12th day of March, 2004.

Affiant

Notary Public

MEREDITH L. SHRADER NOTARY PUBLIC AT LARGE GILES COUNTY, TENN.
Affix Seal

MY COMMISSION EXPIRES APRIL 18, 2007

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 400147

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
John D. Anding and wife, Hope C. Anding
929 Century Oak Drive
Nashville, TN 37211

Send tax bills to:
Sebring Capital Partners LP
4000 International Pkwy Suite 3
Carrolton, TX 75007

Map 180-4-A Parcel 36

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,

Classic Homes, BOS, L.P., a Tennessee limited liability company

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

John D. Anding and wife, Hope C. Anding

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 57 on the Plan of Highland Creek, Section Two of record in Instrument No. 20030424-0055118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Classic Homes, BOS, L.P., a Tennessee limited liability company by Deed of record in Instrument 20031031-0160068, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 929 Century Oak Drive, Nashville, TN 37211

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 12th day of March, 2004.

Classic Homes, BOS, L.P., a Tennessee limited liability company

BY: _____
MIKEL HUNSUCKER, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, MIKEL HUNSUCKER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this March 12, 2004.

My commission expires:

_____

Meredith L. Shrader
Notary Public

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TENN.
MY COMMISSION EXPIRES
APRIL 18, [illegible]