03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Melanie Swezea
Affiant

Subscribed and sworn to before me, this 30th day of March, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 04/05/04 13:25 2pgs
Fees:13.00 Taxes:336.70
20040405-0038164

Address of New Owner:	Send Tax Bills to:	Tax Information
Melanie Swezea	Sebring Capital Partners	067-07-0-152.00
813 Maplewood Place	4000 International Parkway, Suite 3000	
Nashville TN 37216	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ron Cherry d/b/a RC Homes, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melanie Swezea and Kevin D. Gant, hereinafter called the Grantees, their successors 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. 5 of Block "C" on the Map of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a permanent easement for a driveway across Lot 6, being four (4) feet in width and running 120 feet from Maplewood Place toward the rear of said Lot 6 along the common line it shares with the subject Lot 5. Lot 6 being Lot 6 of Block "C" on the Map of Broadmoor, of record in Book 547, Pages 161 and 162, Register's Office for said County.

And together with a temporary driveway easement over the existing driveway on Lot 6, which serves Lot 5. Said temporary easement will terminate upon construction of the driveway within the above described permanent easement.

Being the same property conveyed to Ron Cherry d/b/a RC Homes by deed from Wilson Enterprises, Inc. of record in Instrument No. 20030515-0066306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 813 Maplewood Place, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of March, 2004.

Ron Cherry dba RC Homes
Ron Cherry d/b/a RC Homes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ron Cherry d/b/a RC Homes, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 30th day of March, 2004.

Notary Public

My Commission expires 03/14/05