Davidson County DEEDWARR
Recvd: 04/28/04 10:58 2pgs
Fees:13.00 Taxes:400.34

20040428-0048149

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,200.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/7/07

(AFFIX SEAL)

LAURA SHOCKEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

B-CD-04-1105

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maud E. Edmondson	Sebring Capital Partners, LP	
1105 Woburn Way	(NAME) 4000 International Parkway Suite 3000	149-2-A-40 CO
(ADDRESS) Antioch, Tennessee 37013	(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 MARY JEAN ZOELLER AND HUSBAND EDWARD B. ZOELLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAUD E. EDMONDSON UNMARRIED, 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, Tennessee, being Lot No. 40 on the Final PUD Plan, Phase I, Piccadilly Square of record in Plat Book 5200, Pages 720, 721, and 722, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Jean Zoeller, devisee of Susan Theresa Zoeller, by Last Will and Testament filed for record on October 28, 2003 as shown of record Will Book 5526, page 12999463 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1105 Woburn Way, Antioch, Tennessee 37013
(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 16th day of April, 2004.

Mary Jean Zoeller by: Janett Andrews, Attorney-in-Fact

Atty-in-Fact

Edward B. Zoeller by: Janett Andrews, Attorney-in-Fact

Atty-in-Fact

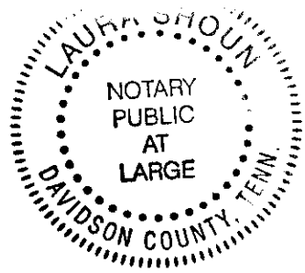
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janett Andrews, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mary Jean Zoeller and acknowledged that he/she executed the same as the free act and deed of the said Mary Jean Zoeller.

Witness my hand and official seal at
Nashville, TN
on this the

NOTARY PUBLIC

My Commission Expires: 5/3/21



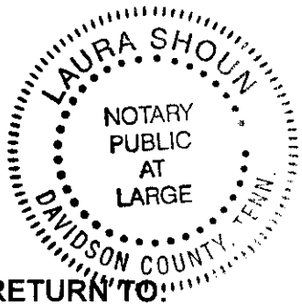
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janett Andrews, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Edward B. Zoeller and acknowledged that he/she executed the same as the free act and deed of the said Edward B. Zoeller.

Witness my hand and official seal at
Nashville, TN
on this the

NOTARY PUBLIC

My Commission Expires: 5/3/21



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903