2nd
Box 64

Davidson County DEEDWARR
Recvd: 05/21/04 10:55 2pgs
Fees:13.00 Taxes:980.50

20040521-0059905

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $265,000.00.

Subscribed and sworn before me this the 26th day of April, 2004.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (Affix Seal)

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

Walter Wright
Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400350
214 Centerview Drive, suite 101, Brentwood, Tennessee 37027

Address of new owner:
Nejeer Zebari and wife, Jessica Zebari
6728 Cold Stream Drive
Nashville, TN 37221

Send tax bills to:
Sebring Capital Partners, L.P.
4000 International Parkway, #30
Carrollton, TX 75007

Map 155-7-B Parcel 42

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,

Walter Wright and wife, Elizabeth Baldwin Wright

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

Nejeer Zebari and wife, Jessica Zebari

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 43 on the Plan of Final Plat of the Poplar Creek Estates Phase V, Section B-1 Subdivision (Highlands of Allens Green), of record in Plat Book 9700, page 716, 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 Walter Wright and wife, Elizabeth Baldwin Wright by Warranty Deed dated April 2, 2003 of record in Instrument Number 20030404-0044924, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County, together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6728 Cold Stream Drive, Nashville, TN 37221

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 26th day of April, 2004.

Walter Wright

Elizabeth Baldwin Wright, by
Kent Cramer, Atty-In-Fact

Kent Cramer Atty-in-Fact

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 Walter Wright, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of April, 2004.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

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

Notary Public

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 Kent Cramer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Elizabeth Baldwin Wright and acknowledged that he executed the same as the free act and deed of said Elizabeth Baldwin Wright.

Witness my hand and official seal, this 26th day of April, 2004.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

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