Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Carrie Tiesler
Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 18th day of June, 2004.

Notary Public
My commission expires: 7/29/06

01-0405-24702

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin J. Carlson	Sebring Capital Partners, LP	149-05-0 082.00
4733 Volunteer Drive	4000 International Pkwy., Ste. 3000	
Antioch TN 37013	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, **Karen Sue Walker, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kevin J. Carlson and wife, Marjorie L. Carlson**, 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. 102, on the Plan of Section One, Terragon Trails, of record in Plat Book 4860, Page 61 and amended in Book 5066, Page 836, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeb Hoover Walker and wife, Karen Sue Walker by deed from Patricia P. Thomas (formerly Patricia Ann Prince) and husband, Tony Roger Thomas, of record in Book 6297, Page 790, Register's Office for Davidson County, Tennessee. Being further conveyed to Karen Sue Walker by Quitclaim Deed from Jeb Hoover Walker, of record in Book 8657, Page 883, said Register's Office.

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.

Jeb Hoover Walker, husband of Karen Sue Walker, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This property is improved property known as 4733 Volunteer Drive, Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 06/29/04 13:41 2pgs
Fees:13.00 Taxes:336.70
20040629-0077110

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 18th day of June, 2004.

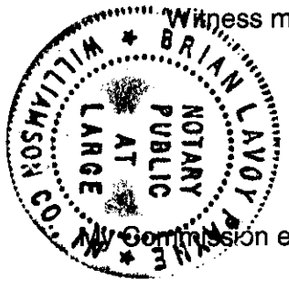
Karen Sue Walker

Jeb Hoover Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Sue Walker and Jeb Hoover Walker, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of June, 2004.



Notary Public
State of Tennessee at Large

My Commission expires 12/13/06