State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Subscribed and sworn to before me, this 13th day of July, 2004.

DONNA PARDUE NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 2-28-2004

Affiant

Notary Public

File No. N13409

## WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/15/04 12:23 2pgs
Fees:13.00 Taxes:210.90
20040715-0084435

| ADDRESS OF NEW OWNER: | | SEND TAX BILLS TO: | |
|---|---|---|---|
| NAME: Terrie D. Gooch | | NAME: Sebring Capital Parnters, Limited Partnership | |
| STREET ADDRESS: 618 South 14th Street | | STREET ADDRESS: 4000 International Pkwy., #3000 | |
| CITY: Nashville | STATE: Tennessee | CITY: Carrollton | STATE: Texas |
| ZIP CODE: 37206 | | ZIP CODE: 75007 | |
| MAP & PARCEL NO.: 094-01-01-098.00 | | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, David L. Bibee, unmarried

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Terrie D. Gooch, unmarried

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Lot 122, on the Map of Payne, Blakemore and Cummings Addition Subdivision, as shown by plat of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to David L. Bibee by Special Warranty Deed from U.S. Bank National Association, f/k/a First Bank National Association Trust, acting solely in its capacity as trustee for EQCC Home Equity Loan Trust 1988-2, by Fairbanks Capital Corp., as Attorney-in-Fact, dated 02/25/04, recorded 02/27/04, as Document No. 200402270022483, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 618 South 14th Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

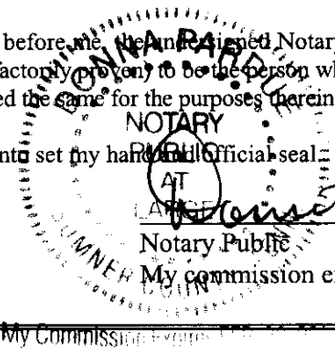
WITNESS my hand this 13th day of July, 2004.

David L. Bibee

**State of Tennessee**
**County of** Davidson } ss

On this the 13th day of July, 2004, before me, the undersigned Notary Public, personally appeared **David L. Bibee, unmarried**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My commission expires 2-28-2006

My Commission Expires

## WARRANTY DEED