FILE BOX 30

Davidson County DEEDWARR
Recvd: 07/15/04 15:35 2pgs
Fees:13.00 Taxes:316.35
20040715-0084907

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $85,500.00.

Subsribed and sworn before me this the 13th day of July, 2004.

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
(Affix Seal) My Commission Expires
April 18, 2005

April Anderson
Affiant

Meredith L Shrader
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400611
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Valeria Yeargins
4801 Gillespie Drive
Antioch, TN 37013

Send tax bills to:
Sebring Capital Partners LP
4000 International Pkwy Suite 3
Carrolton, TX 75007

Map 148-14 Parcel 256

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,

Khamseng Siharath and wife, Chanh Siharath

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

Valeria Yeargins, a single person

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 102 on the Plan of Haywood Forest Section Three Subdivision of record in Plat Book 5200, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Khamseng Siharath and wife, Chanh Siharath by Deed dated June 28, 1994 of record in Book 9394, page 321, 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 4801 Gillespie Drive, Antioch, TN 37013

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 13th day of July, 2004.

Khamseng Siharath

Chanh Siharath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

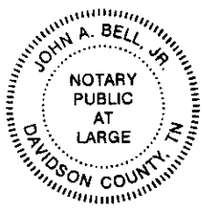
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Khamseng Siharath and wife, Chanh Siharath, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of July, 2004.

My commission expires:

_____

Notary Public



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