Davidson County DEEDWARR
Recvd: 07/22/04 15:10 2pgs
Fees:13.00 Taxes:247.90

20040722-0087940

WARRANTY DEED

B-HOFF-04-2512

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Janisca Rodriguez
Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2004.

Shauna Daniels
Notary Public

My Commission Expires SEP. 25, 2004

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NUMBER
Janisca Rodriguez	Sebring Capital Partners, LP	
2512-2514 Highland Trace Drive (ADDRESS)	(NAME) 4000 International Parkway Suite 3000 (ADDRESS)	59-12-33
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (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 TODD M. MCMILLON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANISCA RODRIGUEZ, 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. 60 on the Plan of Highland Trace Subdivision, Section Two, as of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd M. McMillon, unmarried, by Deed dated December 20, 2002 and filed for record on December 28, 2002 in Instrument Number 20021228-0161503, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Secretary of Housing and Urban Development by Deed recorded January 14, 1993 in Book 8840, Page 923, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 6143, Page 781, Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 2512-2514 Highland Trace Drive, Nashville, Tennessee 37207
(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 12th day of July, 2004.

Todd M. McMillon by [illegible] Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

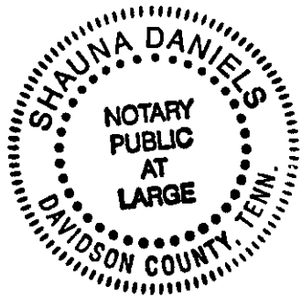
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kayna Stewart, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Todd M. McMillon and acknowledged that he/she executed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

Witness my hand and official seal at

on this the 12th day of July, 2004.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires SEP. 25, 2004
My Commission Expires: _____



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903