WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 11:22 2pgs
Fees:13.00 Taxes:379.25

20040805-0094248

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-5-07 (AFFIX SEAL)

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

THIS INSTRUMENT WAS PREPARED BY

Southern Title LLC,
, 379 East Main Street

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha J. Booker	Sebring Capital Partners	
(NAME) 1132 Peter Pan Street	(NAME) 4000 International Parkway Ste 3000	52-9-59
(ADDRESS) Madison, TN	(ADDRESS) Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041516

For and 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, **we, James D. Entsminger and Kathy L. Entsminger** Husband and wife hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martha J. Booker** unmarried hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

This is improved **X** unimproved property, known as 1132 Peter Pan Street, Madison, TN 37115

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of July, 2004.

James D. Entsminger

Kathy L. Entsminger

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James D. Entsminger and Kathy L. Entsminger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James D. Entsminger and Kathy L. Entsminger executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this.

Commission expires:

Notary Public

SHELLY M. CARPENTER NOTARY PUBLIC AT LARGE KNOX CO., TENN.

MY COMMISSION EXPIRES: 6-5-07

File No.: 1014259A

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 on the Mortgage Loan Trust Company's Subdivision of a certain lot in Montague Subdivision of record in Book 843, page 79, said Register's office to which plan reference is here made for a more complete description.

Property commonly known as: 1132 Peter Pan Street, Madison, Davidson County, Tennessee 37115

Being the same property conveyed to James D. Entsminger and wife, Kathy L. Entsminger by deed dated 04/10/92 from Kevin Scott Reneau and wife, Mary Frances Reneau and recorded in Book 8604, page 290, said Register's Office for Davidson County, Tennessee.

KMB