THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **100,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF AUGUST, 2004. Notary Public MY COMMISSION EXPIRES: 10-26-08 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Hall	Sebring Capital Partners	MAP 60-1
435 Cornish Drive	4000 International Parkway, Suite 3000	PARCEL 79
Nashville, TN 37207	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Philip Segraves and wife, Monica Ergueta-Segraves**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason A. Hall, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 78 on the plan of Section Three, Aldrich Heights of record in Book 2663, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Philip Segraves and wife, Monica Ergueta-Segraves of record as Instrument No. 200405050050913, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property, known as **435 Cornish Drive, Nashville, TN 37207.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 17 day of August, 2004.

Philip Segraves

Monica Ergueta-Segraves

Davidson County DEEDWARR
Recvd: 08/20/04 12:01 2pgs
Fees:13.00 Taxes:370.00

20040820-0100860

STATE OF TN
COUNTY OF DAVIDSON

Monica Ergueta-Segraves and

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

Witness my hand and official seal this the 18TH DAY OF AUGUST, 2004.

My Commission expires 1-26-08

Notary Public

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Ergueta-Segraves** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18TH DAY OF AUGUST, 2004.

My Commission expires _____

Notary Public

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