Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $130,824.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2004.

Notary Public
My commission expires: 11-27-04

05-0408-61848

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne Rzepka ~~405 Brannon Hill Court~~ 3263 Schaffner Saint Charles, MO 63301 ~~Old Hickory TN 37138~~	Sebring Capital Partners, LP 4000 International Parkway #3000 Carrollton, TX 75007	064-09-0-166.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John H. Franklin and wife, Kathy M. Franklin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne Rzepka and husband, William J. Rzepka, also known as William J. Rzepka, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: wife by BC

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of South Fork, Section One of record in Plat Book 6250, Page 384, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John H. Franklin by deed from Allen N. Kizzee and wife, Penny M. Kizzee, dated 9/29/97, recorded 10/1/97, of record in Book 10629, Page 516, said Register's Office; and being further conveyed to John H. Franklin and wife, Kathy M. Franklin by quitlcaim deed from John H. Franklin of record in Instrument No. 20020730-0091084, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 405 Brannon Hill Court, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 10/05/04 15:27 2pgs
Fees:13.00 Taxes:484.05
20041005-0120037

WITNESS my hand this 29th day of September, 2004.

John H. Franklin

Kathy M. Franklin

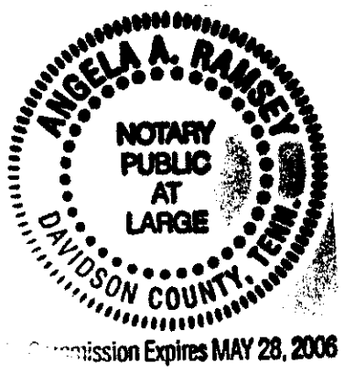
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John H. Franklin and Kathy M. Franklin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of September, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006



AFTER RECORDING
RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1346