WARRANTY DEED

B-ERA-04-2428

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2004

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

ROBIN BRAY 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 NUMBERS
Eric W. Adams	SEBRING CAPITAL (NAME)	
2428 Grover Street	4000 International Pkwy	59-16-269.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Carrollton, TX 75007-1951	
(CITY) (STATE) (ZIP)	(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 JANET M. HOSALE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC W. ADAMS, 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 located in Nashville, Davidson County, Tennessee 39.93 feet southeasterly from the Southeast Intersection of Francis Street, and Grover Street being Lot 46, J.B. Haynie's Cleveland Plan of Lots recorded in Book 161, Page 35, R.O.D.C., TN. described according to a boundary survey dated May 14, 2004 by Campbell, McRae and Associates Surveying, Inc., (John Hood, TN. R.L.S. # 1838) as follows:

Beginning at an iron rod (new) in the southerly margin of Grover Street (50; R.O.W.), said rod being the most northerly common front corner of Lots 45 and 46 of J.B. Haynies Cleveland Plan of Lots of record in Book 161, Page 35, R.O.D.C., TN, and being located E 45 deg. 00' 00" E. 39.93 feet from the Southeast R.O.W. Intersection of said Grover Street and Francis Street, thence with said Southerly margin S. 45 deg. 00' 00" E 39.93 feet to an iron rod (new) at the most northerly common front corner of said Lot 46 and of Lot 47 of said J.B. Haynies Cleveland Plan of Lots; thence with the line between said Lot 46 and 47 S. 44 deg. 05' 46" W. 14.90 feet to an iron rod (new) in the margin of an alley (10' R.O.W.); thence with the margin of said alley N. 44 deg. 58' 53" W. 39.68 feet to an iron rod (new); thence with the line between said Lots 45 and 46 N 43 deg. 59' 06" E 124.89 feet to the point of beginning containing 0.11 acres more or less.

Being a portion of the same property conveyed to Janet M. Hosale, married, by Deeds dated May 6, 2004 and filed for record on May 10, 2004 in Instrument Number 20040510-0053246 and Instrument Number 20040510-0053247, Register's Office for Davidson County, Tennessee.

Spouse does not join in conveyance due to property not being primary marital residence.

unimproved ( )
This is improved (X) property, known as 2428 Grover Street, 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 15th day of October, 2004.

Janet M. Hosale
Janet M. Hosale

Davidson County DEEDWARR
Recvd: 10/22/04 10:33 2pgs
Fees:13.00 Taxes:402.93

20041022-0127214

STATE OF Tennessee
COUNTY OF Davidson

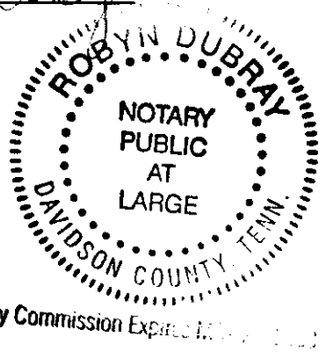
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet M. Hosale, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2908

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064