File #200420476

Davidson County DEEDWARR
Recvd: 11/29/04 12:17 2pgs
Fees:13.00 Taxes:388.50

20041129-0141409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Tvaroch	Sebring Capital Partners, LP	Map: 148-13-170
(NAME)	(NAME)	
355 Gillette Road	4000 International Pkwy, Ste. 3000	Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **DEANNA RENA BROWN, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL TVAROCH AND WIFE, SABRINA TVAROCH**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 98, on the Plan of Fairlane Park, as shown by plat appearing of record in Plat Book 2331, Page 108, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ricky Lynn Brown and wife, Deanna Rena Brown by Warranty Deed dated March 23, 1998 of record in Book 7498, Page 30, and being the same property further conveyed to Deanna Rena Brown by Quitclaim Deed dated July 12, 2000 of record in Instrument No. 20000721-0072213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2498, Page 571; Easement to Southern Bell Telephone Company of record in Book 1060, Page 358; all matters shown on plat of record in Plat Book 2331, Page 108; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 355 Gillette Road, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and Grantor covenants with the said GRANTEES that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds himself/herself, his/her heirs and assigns, 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 hands this 24th day of November, 2004.

Deanna Rena Brown

Deanna Rena Brown

STATE OF Tennessee

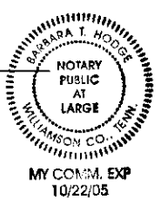
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Deanna Rena Brown who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of November, 2004.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

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