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WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2004

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Markisha Vaughn	Sebring Capital Partners, LP	Map 135
845 Longhunter Court	4000 International Pkwy., Ste. 3000	Group 80-A
Nashville, TN 37217	Carrolton, TX 75007	Parcel 845 CO

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, we

Tammy Lee Jones, f/k/a Tammy L. Scarborough and husband, Raymond W. Jones RWJ

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Markisha Vaughn

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:

BEING Unit No. 845, on the Plan of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, and shown on a Plan of record in Book 5200, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws which form a part thereof, including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Tammy L. Scarborough, a single woman, by deed from Joy Hoffman, married, f/k/a Joy Dale Richardson, of record in Book 11357, Page 656, said Register's Office. The said Tammy L. Scarborough is now known as Tammy Lee Jones.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5333, Page 957; Book 4827, Page 14; Book 5469, Page 840; and Book 5333, Page 999, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 90, said Register's Office.

Raymond W. Jones joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 845 Longhunter Court, Nashville, TN 37217

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.

Davidson County DEEDWARR
Recvd: 12/06/04 09:42 2pgs
Fees:13.00 Taxes:286.38
20041206-0144591

Witness my hand this 1st day of December, 2004.

Tammy Lee Jones

Raymond W. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Lee Jones f/k/a Tammy L. Scarborough, and husband, Raymond W. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2004.

My Commission Expires: 4-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY