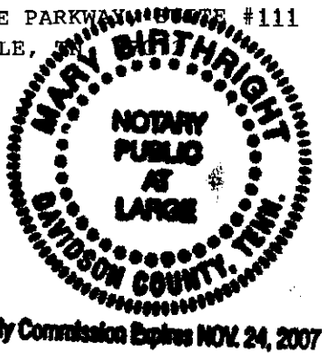
PLEASE RETURN TO:
AMTITLE & ESCORW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN

20B



My Commission Expires NOV. 24, 2007

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$139,900.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF January 2005.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-24-07
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Langston Banks & Mary Bassham 306 Hickory Chase Court Madison, TN 37115	Sebring Capital Partners 4000 International Pkwy, #300 Carrollton, TX 75007	Map 42-16, Group A Parcel 18

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,

Michelle Raymont, unmarried, f/k/a Michelle L. Murphy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Langston Banks and Mary Bassham, both unmarried

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 LOT NO. 18 ON THE FINAL PLAT OF HICKORY CHASE OF RECORD IN PLAT BOOK 7900, PAGE 973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE L. MURPHY AND MICHAEL W. RAYMONT, SR., UNMARRIED PERSONS, BY DEED FROM DAVID K. WACHTEL, DATED DECEMBER 13, 1996, AND OF RECORD IN BOOK 10292, PAGE 424, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MICHELLE L. MURPHY BY QUITCLAIM DEED FROM MICHAEL W. RAYMONT, DATED OCTOBER 16, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011029-0117504, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee.
3) Property is subject to Hickory Chase, a Planned Unit Development, Charter of record in Book 10264, Page 975, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9683, Page 207, and amended in Book 10279, Page 741, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 9683, Page 193, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 306 Hickory Chase Court, Madison, TN 37115
(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 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 my hand(s) this 28th day of January, 2005.

Michelle Raymont
Michelle Raymont

Davidson County DEEDWARR
Recvd: 02/04/05 12:26 2 pgs
Fees:13.00 Taxes:517.63

20050204-0013320

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michelle Raymont, unmarried, f/k/a Michelle L. Murphy, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076