WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 14:15 2 pgs
Fees:13.00 Taxes:476.93

20050218-0018650

B-CD-05-8024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,900.00

Nicole Chapman
Affiant

Subscribed and sworn to before me, this 11th DAY OF February, 2005.

Notary Public

7/29/06
MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Nicole Chapman	Sebring Capital Partners, LP	
8024 Maggie Court	(NAME) 4000 International Parkway Suite 3000	Part of 182.00-0-012.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Carrollton, Texas 75007	
(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 MARGARET H. GOUGE, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICOLE CHAPMAN AND HUSBAND, JUANELL CHAPMAN, 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 IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 144 ON THE FINAL PLAT OF OLD HICKORY HILLS, PHASE TWO, SECTION TWO AS OF RECORD IN PLAT BOOK INSTRUMENT NO. 20040122-0008453, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARGARET H. GOUGE, UNMARRIED BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, RECORDED THE 6th DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040603-0064915 RE-RECORDED AT INSTRUMENT NO. 20040624-0074837, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING PART OF THE SAME PROPERTY CONVEYED TO GREENVALE CONSTRUCTION. LLC BY DEED FROM OLD HICKORY HILLS, LLC RECORDED DECEMBER 30, 2004 IN INSTRUMENT NO 20040130-0011725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO OLD HICKORY HILLS, LLC BY DEED FROM GRANTIE DEVELOPMENT, LLC RECORDED FEBRUARY 3, 2000 IN INSTRUMENT NO 2000203-0011193, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8024 Maggie Court, Antioch, Tennessee 37013
(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 11th day of February, 2005.

Margaret H. Gouge

STATE OF Tennessee
COUNTY OF Davidson

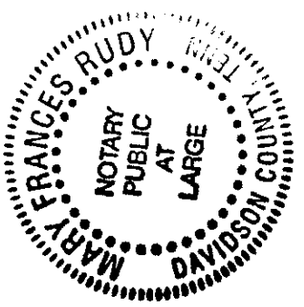
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret H. Gouge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 11th day of February, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903