STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 24th day of February, 2005.

Notary Public

Lauren M Rickels State of Tennessee Notary Public Williamson County

My Commission Expires: 1-20-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/01/05 14:12 2 pgs
Fees:13.00 Taxes:828.80
20050301-0022489

ADDRESS NEW OWNER(S) AS FOLLOWS:
Adam Jones and Jennifer Jones
2402 Claypool Street
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER Sebring Capital Partners
10950 Richmond Avenue #175
Houston, TX 77042

MAP-PARCEL NUMBERS:
062-13-0-104

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Suzanne Ikard, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Adam Jones and wife, Jennifer Jones** hereinafter referred to as 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. 29 on the Plan of Moss Rose Heights Subdivision, Section 2, extended of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 108 feet on the southerly side of Claypool Street and runs back between lines 217 feet on the easterly line and 179.8 feet on the westerly line to a dead line in the rear 148.1 feet thereon;

and

Being the westerly part of Lot No. 1 on the Map of Moss Rose Heights Subdivision, Section 2, Extended, of record in book 1424, page 109, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 17 feet on the south side of Claypool Avenue and runs back between lines, 117 feet on the west line and 117 feet, more or less, on the east line to the north line of Lot No. 2 on which it measures 5 feet.

Being the same property conveyed to Suzanne Ikard by warranty deed from the Estate of Nell A. McLaughlin of record at Instrument No. 20040721-0087560, Register's Office for Davidson County, Tennessee, dated July 15, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2402 Claypool Street, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 24th day of February, 2005.

Suzanne Ikard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Ikard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2005.

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

12226-BW