[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nancy E. Williams	Sebring Capital Partners, LP	Map 26-9
216 Cima Drive	P.O. Box 117198	Parcels 26
Goodlettsville, TN 37072	Carrollton, TX 75011-7198	26b 12180

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Greg Pitts and wife, Virginia Pitts** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Nancy E. Williams, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 32, as shown on the map entitled Section 5, of Clark Place of Goodlettsville, Tennessee, of record in Plat Book 2331, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg Pitts and Virginia Pitts by deed of record as Instrument Number 20001106-0109695, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 03/07/05 10:46 2 pgs
Fees:13.00 Taxes:473.60
20050307-0024702

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters shown on the Plan of record in Book 2331, page 159, said Register's Office.

This is improved property commonly known as 216 Cima Drive, Goodlettsville, TN 37072.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Affiant

Subscribed and sworn to before me this 2 day of March, 2005.

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of March, 2005.

Greg Pitts

Virginia Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Greg Pitts and wife, Virginia Pitts with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of March, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/08