Davidson County DEEDWARR
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Fees:13.00 Taxes:418.10
20050531-0060677

WARRANTY DEED

KARA EVERETT 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 $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: September 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Jernigan (NAME)	Sebring Capital Partners, LP (NAME)	MAP 043-15
1014 New Providence Pass (ADDRESS)	4000 International Pkwy Ste 3000 (ADDRESS)	PARCEL 144.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Carrolon, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND 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, Vicki Darlene Ogg Allen and husband, Jerry D. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Jernigan, married

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 the 11th Civil District of Davidson County, Tennessee, BEING real estate on the unrecorded Hancock's Plat of East Madison Addition, not of record, described as follows: BEGINNING at an iron pipe, being the Northeast corner of the Roper as of record in Deed Book 4013, page 527, Register's Office for Davidson County,Tennessee, and being the Northwest corner of this tract, thence, with the South right-of-way of New Providence Road, S 87 degrees 54' E 90.1 feet to an iron pipe; thence with the line of Yvette A. Davis of record in Instrument Number 200109200102161, said Register's Office, S 4 degrees 54' 00" West 155.30 feet to a pipe; thence with the northerly line of Stanford as of record in Book 3971, page 424, said Register's Office, N 85 degrees 06' 00" W 90.00 feet to an iron pipe; thence with the Easterly line of Roper, N 4 degrees 54' 00" E 154.64 feet to the point of beginning, as described according to a survey made by Campbell, McRae & Associates Surveying, Inc. RLS. 1838, dated September 5, 2002.

BEING the same property conveyed to Vicki Darlene Ogg, an unmarried person, by Warranty Deed from New Millennium Builders, LLC of record at Instrument No. 20021008-0122154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

CONTINUED

This is improved (X) unimproved ( ) property, known as 1014 New Providence Pass, 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 our hand as this 25th day of May, 2005

Vicki Darlene Ogg Allen

Jerry D. Allen

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 Vicki Darlene Ogg Allen and husband, Jerry D. Allen

the bargainor s, 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 Goodlettsville, Tennessee, this ____ day of _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

LEGAL DESCRIPTION CONTINUATION

Jerry D. Allen, spouse of Vicki Darlene Ogg Allen, joins in this conveyance to relinquish all of his right title and interest in and to subject property, marital, homestead or otherwise.