This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

Davidson County DEEDWARR
Recvd: 05/31/05 09:53 2 pg:
Fees:13.00 Taxes:503.20
20050531-0060767

ADDRESS NEW OWNER:
Elvis Douglas
Susan Douglas
217 Bonnalynn Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Sebring Capital Corp.
4000 International Pkwy
Ste 300
Carollton, TX 75007

Map # 075-09-01-93.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Stephanie Rust hereinafter called the **Grantors**, do hereby convey unto Elvis Douglas and Susan Douglas hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being Lot 193, Hermitage Hills, Section 2 of record in Plat Book 2900, Page 112, Registers office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Rust on September 29, 2004 by Warranty Deed of record in Instrument 20041006-0120595 said Register's Office.

Being the same property conveyed to George Ganaway on February 27, 2003 by Warranty Deed of record in Instrument 20030228-0027129 said Register's Office.

This is improved property known as 217 Bonnalynn Drive Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 19 day of May, 2005.

Stephanie Rust

Stephanie Rust

State of Tennessee
County of Sumner

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Rust known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 19 day of May 2005.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Sworn and subscribed before me on 5/19/2005.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/2008.