Davidson County DEEDWARR
Recvd: 06/29/05 11:22 2 pgs
Fees:13.00 Taxes:373.70

20050629-0074787

WARRANTY DEED

B-AFG-05-2813

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

X _____
Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2005

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC

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
Fred D. Edwards	Sebring Capital Partners, LP	
2813 Hydes Ferry Road	(NAME) 4000 International Pkwy, #3000	80-08 451.00
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Carrollton, TX 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 ERIC D. MAYES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRED D. EDWARDS, UNMARRIED, 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 Lot No. 29, RIVER MEADOWS, SECTION 2, as shown on plat of record in Plat Book 11700, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric D. Mayes, unmarried by Warranty Deed from Affordable Housing Resources, Inc., recorded the 9th day of March, 2001 in Instrument No. 20010309-0022357, in the Register's Office of 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 2813 Hydes Ferry Road, Nashville, Tennessee 37218
(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 15th day of June, 2005.

Eric D. Mayes

ENECIA VANNOY-MAYES

STATE OF Tennessee
COUNTY OF Davidson

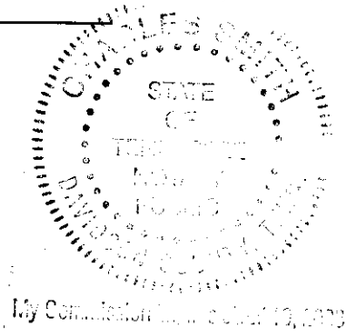
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric D. Mayes and ERECIA VANNOY-MAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.