WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 08:54 2 pgs
Fees:13.00 Taxes:365.93
20060105-0001354

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$98,900.00.**

Affiant

Subscribed and sworn to before me this 30 day of December, 2005

Notary Public
My Commission expires 4/4/2006

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Betty Steward	Sebring Capital Partners, L.P.	072-11-0-388.00
1902 Riverside Drive	4000 International Parkway, #3000	
Nashville, TN 37216	Carrollton, TX 75007	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jay Robert Wilfong**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Betty Steward, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 199 on the plan of Waters Place, of record in Book 332, page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 199 fronts 50 feet on the West side of Riverside Drive and runs back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Jay Wilfong and wife, Cynthia Wilfong, by deed from James R. Young and wife, Marguerite Young, on July 30, 1999, of record in Book 11599, page 381, Register's Office for Davidson County, Tennessee. And further conveyed to Jay Robert Wilfong pursuant to Final Decree of Divorce by Quitclaim Deed from Cynthia Wilfong on August 1, 2000, of record in Instrument Number 20010228-0018329, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-11-0-388.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 136, Register's Office Davidson County, Tennessee.

This is improved property known as: **1902 Riverside Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 30, 2005.

Jay R. Wilfong

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jay Robert Wilfong** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2005

My commission expires: 12-25-06

ALAN B. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alan B. Malone
Notary Public