Quitclaim Deed

Karen E Taylor, an individual with an address of 2808 Old Smith Springs Rd, Nashville, TN 37013 U.S.A. , being married , in consideration of $111,900.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to Vincent L Taylor, an individual with an address of 2968 Kinwood Dr, Nashville, TN 37013 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

Property Address: 2968 Kinwood Dr
Nashville, TN
37013 U.S.A.

Legal Description: Lot 113 Sec 1 Forest View Park (Parcel ID: 150 09 0 009.00)

Subject to: Current mortgage obtained through Wilshire Credit Corporation.
Subject to real estate taxes and assessments for the current year and subsequent years.
Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.
To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.
IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.
The interest being released by the Grantor, if any, was acquired by:
Jointly purchased between Grantor and Grantee on 09/08/2004.

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on September 21, 2007.

Signed, sealed and delivered in the presence of:

WITNESS

Pat L Moore

Pat L Moore

GRANTOR

Karen E Taylor

Karen E Taylor

WITNESS

Jacqueline D Fields

Jacqueline D Fields

GRANTEE

Vincent L Taylor

Vincent L Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 000
Jacqueline D. Fields
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF Sept 20 07
Deputy Register

STATE OF Tennessee
COUNTY OF Rutherford
In person, on the 22nd day of September, 2007, before me, a Notary Public in and for the above state and county, personally appeared Karen E Taylor, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that she executed said instrument for the purposes therein contained as her free and voluntary act and deed.

Carolyn J. Short

NOTARY PUBLIC

My Commission Expires: _____
My Commission Exp. Jan. 20, 2008

CAROLYN J. SHORT
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Davidson County DEEDQC
Recvd: 09/24/07 11:52 2 pgs
Fees:12.00 Taxes:0.00
20070924-0113659

This Quitclaim Deed was prepared by: Jacqueline D. Fields.

New property owner: Vincent L Taylor *

The street address of the property being conveyed is: 2968 Kinwood Drive Antioch, TN 37013.

Send future tax bills to: * Vincent L Taylor 2968 Kinwood Drive Antioch, TN 37013.

After recording, return to: Vincent L Taylor 2968 Kinwood Drive Antioch, TN 37013.

Exhibit

WARRANTY DEED

JERRY MATTHEWS NOTARY PUBLIC AT LARGE CANNON COUNTY, TENN.

My Commission Expires OCT. 24, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF September 2004
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Co., 750 Old Hickory Blvd. Ste. 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent L. Taylor (NAME)	Sebring Capital Partners,LP (NAME)	150
2968 Kinwood Drive (ADDRESS)	4000 International Pkwy Ste 3000 (ADDRESS)	09 0
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	009.00

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, Charles D. Mathis II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent L. Taylor and wife Karen Taylor

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 Davidson County, Tennessee, being Lot No. 113 on the Plan of Forest View Park, Section 1, as of record in Book 3700, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 2968 Kinwood Drive, Antioch, Tennessee 37013 (150/09 0/009.00).

BEING THE SAME PROPERTY conveyed to Charles D. Mathis II by deed dated 9/24/02 of record in Instrument Number 20020926-0117253, in the aforesaid Register's Office.

unimproved ( )
This is improved (X) property, known as 2968 Kinwood Drive, Antioch, Tennessee 37013
(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 my hand this 8th day of September 2004

Charles D. Mathis II

Charles D. Mathis II

Davidson County DEEDMARK
Recvd: 09/17/04 13:37 2ags
Fees:13.00 Taxes:414.83

20040917-0112261