270

WARRANTY DEED

BOOK 10419 PG 372

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,560.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES ~~July 24, 1999~~ 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD J. ORGA	SEBRING CAPITAL CORP.	MAP 131-05-0-A
(NAME)	(NAME)	
5039 Hillsboro Road, Unit 117	16610 Dallas Pkwy., #2400	PARCEL 117co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 75248	FB 07DA-70113
(CITY) (STATE) (ZIP)	(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, KIMBROUGH L. DUNLAP, III AND WIFE, PAULA J. HOOD DUNLAP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. ORGA AND WIFE, JAN LYNETTE ORGA

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 Unit No. 117 on the Plan of Jefferson Square Townhouses, Condominium Apartments, Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4731, Page 332, and as amended in Book 5826, Page 693, and in Book 8550, Page 3, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Jefferson Square Condominiums, as of record in Book 4675, Page 12, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Kimbrough L. Dunlap, III, and Paula J. Hood, both unmarried, by Deed from Alma Biles and husband, John L. Biles, of record in Book 7868, Page 606, Register's Office for Davidson County, Tennessee. The said parties having since married and Paula J. Hood now being known as Paula J. Hood Dunlap.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is

CONTINUED

unimproved ( )
This is improved (X) property, known as 5039 Hillsboro Road, Unit 117, Nashville, TN 37215
(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 s this 10th day of April 19 97

KIMBROUGH L. DUNLAP, III
PAULA J. HOOD DUNLAP
By: Paula J. Hood Dunlap by Kimbrough L. Dunlap
KIMBROUGH L. DUNLAP, III, ATTORNEY-IN-FACT

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 Kimbrough L. Dunlap, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 10th day of April, 1997.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of April, 1997, before me personally appeared Kimbrough L. Dunlap, III, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Paula J. Hood Dunlap, and acknowledged that he executed the same as the free act and deed of the said Paula J. Hood Dunlap.

Notary Public

My Commission Expires: 7-24-99

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

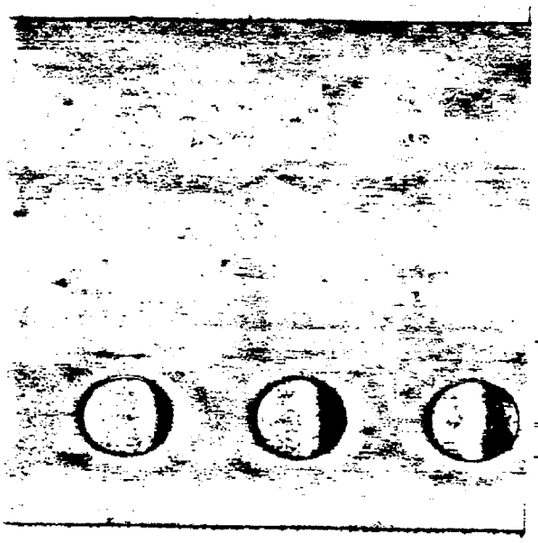
subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; of record in Book 4731, Page 341, and amended in 5676, Page 31, in Book 5700, Page 719, in Book 8036, Page 54, in Book 8057, Page 179, in Book 8231, Page 418, in Book 8550, Page 973, in Book 9276, Page 249, and in Book 10355, Page 306, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jefferson Square Condominiums of record aforementioned; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

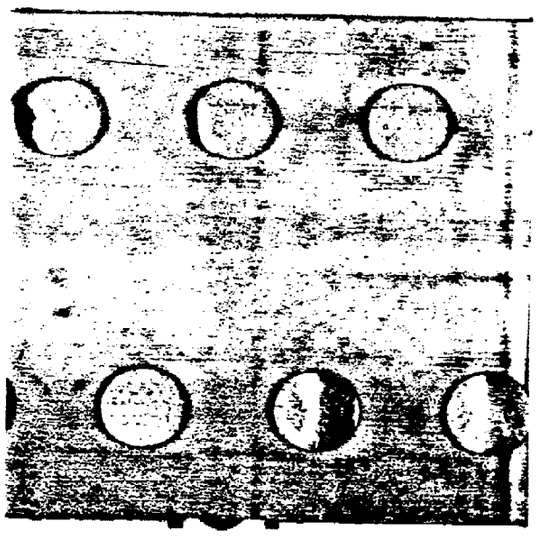
THIS instrument is being executed in behalf of Paul J. Hood Dunlap pursuant to a Power of Attorney executed by same on the 9th day of April, 1997, and being filed for record simultaneously herewith.

0288 04/17 0101 03CHECK 662.28

97 APR 17 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0295144
IDENTIF. & REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10419 PG 374

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				176560.00
			CON TX	653.28
			PRFEE	1.00
			WDEED	8.00
			TOTAL	662.28
			CHECK	662.28
04/17/97	01	08:31	0001	0288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295144
IDENTIF. ↑ REFERENCE

97 APR 17 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140081