BOOK 10747 PG 247

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Duane Mark Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 97

D.W. McMackin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D.W. McMACKIN NOTARY PUBLIC EXP. 9/26/98 AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUANE MARK HUDSON	SEBRING CAPITAL CORPORATION,	82-9-88
(NAME)	(NAME)	
1404 5TH AVENUE NORTH	16610 DALLAS PARKWAY, STE 2400	01 W 14655
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	DALLAS, TX 75248	
(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, CANADIAN CONSULATE HOLDING CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DUANE MARK HUDSON

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:

TRACT NO 1: LAND in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 64 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, page 606 and 609, Register's Office for said County. SAID part of Lot No. 64 fronts 40 feet on the easterly side of 5th Avenue, North, formerly Summer Street, and extends back between parallel lines 174 ft., more or less to an alley.

TRACT NO. II: A strip of land 9 inches in width, being a part of the north portion of Lot No. 65 in the D.T. McGavock's First Addition to Nashville, a plan of which is of record in Book No. 10, page 606 and 609, Register's Office for Davidson County, Tennessee.

SAID 9 inch strip of land runs along the dividing or marginal line between Lots 64 & 65 on said plan, fronting 9 inches on the east side of 5th Avenue, North, formerly N. Summer Street, and running back between parallel lines, following said margin between said two lots, a distance of 172 ft. more or less, to an alley in the rear.

BEING the same property conveyed to Canadian Consulate Holding Co., by deed from Eugene Culler Pilcher and wife, Nancy Cheek Pilcher, of record in Book 10362, page 432, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1404 5TH AVENUE NORTH, NASHVILLE, TN 37208
(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 31st day of December 19 97

CANADIAN CONSULATE HOLDING CO.
By: Thomas E. Caffe
Managing Director

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas E. Cuff and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Director and _____ respectively of the CANADIAN CONSULATE HOLDING CO. the within named bargainor, and corporation, and that he as such Managing Director and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas E. Cuff as such Managing Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at BRENTWOOD, TENNESSEE on this the 31st day of December 1997.

My commission expires _____ _____
Notary Public

DAVIDSON COUNTY, TN
D. W. McMACKIN
NOTARY PUBLIC
AT LARGE
EXP. 9/20/98

MAIL ENV.

98 JAN -6 AM 8:35

FILLA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

0387113

8759 01/06 0101 03CHECK 304.63

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

RECEIVED OF _____

FOR _____

BOOK 10747 PG 249

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

01/06/98 01 00:17:0001 8759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0387113
IDENTIF. ↑ REFERENCE

98 JAN -6 AM 8:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239439