BOOK 10807 PG 156

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

John D. Garnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF February 19 98

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-22-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Century Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Garnett (NAME)	Sebring Capital Corporation (NAME)	MAP 51-4
811 East Meade Avenue (ADDRESS)	16610 Dallas Parkway, Suite 2400 (ADDRESS)	PARCEL 154
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75248 (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, Michael D. Anderson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Garnett and wife, Roslyne M. Garnett

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:

Being the southerly 70 feet of Lot No. 14 and the northerly 5 feet of Lot No. 15 of Block "C" on the Map of Power and Roths Resubdivision of Lots 1 to 100 inclusin=ve in the Resubdivision of Madison Park, as of record in Book 547, page 165, Register's office for Davidson County, Tennessee.

Said parts of Lots Nos. 14 and 15 front together 75 feet on the easterly side of East Meade Avenue and run back 134 feet more or less on the northerly line and 158 feet, more or less, on the southerly line to the rear line of Lots 1 and 2 in said Block and measure 78.9 feet, thereon.

Being the same property conveyed to Michael D. Anderson, Unmarried by deed from Bill L. Campbell and wife, Hazel M. Campbell, of record in Book 8885, Page 312, Register's Office for said County.

Donna Shell executes this instrument as Attorney-in-Fact on behalf of Michael D. Anderson pursuant to Special Power-of-Attorney recorded simultaneously herewith.

98FEB 24 P1:12:52

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unimproved ( )
This is improved (X) property, known as 811 East Meade Avenue, Madison, TN 37115
(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 20th day of February 19 98

Michael D. Anderson
By: Michael D. Anderson
Donna Shell, Attorney-in-fact Donna Shell

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 _____, 199__.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 199 8, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Shell to me known to be the person who executed the foregoing instrument in behalf of Michael D. Anderson, and acknowledged that she executed the same as the free act and deed of the said Michael D. Anderson.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of February, 199 8.

My Commission Expires: 11-2299

Bertie J Whitaker

BERTIE JO WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

711 02/24 0101 0.00 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10807 PG 158

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

DMFT	97000.00
CON TX	350.90
PRFEE	1.00
WREED	5.00
TOTAL	357.90
CHECK	357.90

02/24/98 01 [illegible] 7414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404168
IDENTIF. # REFERENCE
98 FEB 24 PM 12:52

No. 1257593