BOOK 10868 PG 628

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Grandview Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy L. Hood (NAME)	Sebring Capital Corp. (NAME)	MAP 22
5333 Whites Creek Pike (ADDRESS)	16610 Dallas Parkway, Suite 2400 (ADDRESS)	PARCELS 225 & 149
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Dallas, TX 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, Nelson R. Gardner and wife, Linda T. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy L. Hood and wife, Deborah F. Hood and Dorothy F. Webb and wife, Clifford E. Webb

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 I:

Being a tract of land lying in the 1st Councilmatic District of Davidson County, Tennessee, and being Parcel 225 of Tax Map 22 and being Lot 1, Gardner's One Lot Subdivision as of record in Book 8250, page 635, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set, said pin being in the Easterly right of way of Whites Creek Pike (U.S. 431) and being the Southwest corner of the Nelson R. Gardner, et ux property as of record in Book 5126, page 883, Register's Office for Davidson County, Tennessee, and said pin being the Northwest corner of the herein described tract; thence, with the said Gardner property the follow bearings and distances:
Thence, North 83 deg. 48 min. 50 sec. East, 236.64 feet to an iron pin set;
Thence, North 15 deg. 19 min. 05 sec. East, 136.74 feet to an iron pin set;
Thence, North 87 deg. 37 min. 31 sec. East, 237.54 feet to an iron pin set;
Thence, North 67 deg. 00 min. 50 sec. East, 170.96 feet to a point in the creek, said point being the westerly of the David R. Wade, III property as of record in Book 6641, page 862, Register's Office for Davidson County, Tennessee; Thence, with the said Wade property the following bearings and distances: Thence, South 26 deg. 54 min. 59 sec. West, 295.00 feet to an iron pin set; Thence, South 80 deg. 38 min. 30 sec. West, 75.27 feet to an iron pin set; Thence, South 86 deg. 01 min. 07 sec. West, 198.19 feet to an iron

CONTINUED

This is unimproved ( ) / improved (X) property, known as 5333 Whites Creek Pike, Whites Creek, TN 37189
(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 27th day of March, 19 98

Nelson R. Gardner

Linda T. Gardner

LEGAL DESCRIPTION CONTINUATION

pin set; Thence, North 89 deg. 11 min. 02 sec. West, 253.06 feet to an iron pin set in the said Easterly right of way; Thence, with the said Easterly right of way along a curve to the right having a radius of 1318.85 feet, a delta of 02 deg. 15 min. 34 sec., for an arc length of 52.01 feet to the point of beginning, containing 2.03 acres, more or less.

TRACT II:

Being a tract of land lying in the 1st Councilmatic District of Davidson County, Tennessee, and being Parcel 149 of Tax Map 22 as of record in Book 5126, page 883, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found, said pin being in the Easterly right of way of Whites Creek Pike (U.S. 431) and being the Northwest corner of Lot 1, Gardner's One Lot Subdivision, as of record in Plat Book 8250, page 635, Riegister's Office for Davidson COunty, Tennessee, said pin also being the Southwest corner of the herein described tract; Thence, with the said Easterly right of way along a curve to the right having a radius of 1,770.50 feet, a delta of 12 deg. 44 min. 21 sec. for an arc length of 393.66 feet to an iron pin found, said pin being a corner common with the Metropolitan Government property as of record in Book 1787, page 71, Register's Office for Davidson County, Tennessee; Thence, with the said Government property the following bearings and distances: Thence, South 87 deg. 59 min. 47 sec. East 297.66 feet to an iron pin found; Thence, North 12 deg. 38 min. 27 sec. East, 400.09 feet to an iron pin found at a 36" Oak Tree, said pin being in the Southerly line of the Judith Ann Meadows property, as of record in Book 6639, page 909, Register's Office for Davidson County, Tennessee; Thence, with said Meadows property, South 79 deg. 32 min. 11 sec. East, 520.26 feet to an iron pin found at a 12" Sweet Gum Tree, said pin being the Northwest corner of the David R. Wade, III property as of record in Book 6641, page 862, Register's Office for Davidson County, Tennessee; Thence, with the said Wade property, South 26 deg. 24 min. 06 sec. West, 494.79 feet to a point in a creek, said point being the Northeast corner of the said Lot 1, Gardner's One lot Subdivision; Thence, with the said Lot 1 the following bearing and distances: Thence, South 67 deg. 00 min. 50 sec. West, 170.96 feet to an iron pin found; Thence, South 87 deg. 37 min. 31 sec. West, 237.54 feet to an iron pin found; Thence, South 15 deg. 19 min. 05 sec. West, 136.74 feet to an iron pin found; Thence, South 83 deg. 48 min. 50 sec. West, 247.64 feet to the point of beginning, containing 362,371 square feet or 8.319 acres, more or less.

Being part of the same property conveyed to Nelson R. Gardner and wife, Linda T. Gardner by deed from Lionel R. Barrett, Jr., and wife, Eleanor B. Barrett, of record in Book 5126, Page 883, Register's Office for said County.

BOOK 10868 PG 630

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 Nelson R. Gardner and wife, Linda T. Gardner

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of March, 19 98.

Commission expires 11-27-99

Notary Public

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

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, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

4885 04/02 0101 OSCHEDN

0420516
IDENTIF. & REFERENCE
98 APR -2 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10868 PG 631

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

DAMT
CON TX 534.50
PRFEE
CHECK 537.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/98 01

0420516
IDENTIF. & REFERENCE
98 APR -2 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1274941