Title Court

3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10984 PG 418
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Victoria Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF May 19 98

Valerie D Wright
Notary Public

MY COMMISSION EXPIRES 3-3-99
(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN. NOT OFFICIAL DOCUMENT

TCB-ETCF-98-940

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Michelle Johnson (NAME)	Sebring Capital Corporation (NAME)	Map 71-4
2608 Flamingo Drive (ADDRESS)	16610 Dallas Parkway, #2400 (ADDRESS)	Parcel 105
Nashville, Tennessee 37207 (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, Susan Kay Dixon, nka Susan Kay Dixon McCuiston and N.J. McCuiston, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Victoria Michelle Johnson, an unmarried person

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 Lot No. 384 on the Final Plan of Joywood Heights, Section II-A, as of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan Kay Dixon by Quitclaim Deed from William A. Hawkins of record in Book 6115, page 978, Register's Office for said County and being the same property conveyed to William A. Hawkins and wife, Susan Dixon Hawkins by deed from Leonard E. Girard and wife, Barbara J. Girard of record in Book 5323, Page 336, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

N.J. MCcuiston, Jr. joins in the signed of this Warranty Deed to waive any and all rights and interest he may have in the above described property.

98 JUN 19 PM 1:57

0452828

IDENTIFICATION REFERENCE

RECEIVED
WILLIAMSON COUNTY, TN.

5323 336 6115 978 010 03CHECK 231.00

unimproved ( )
This is improved (X) property, known as 2608 Flamingo Drive, Nashville, Tennessee 37207
(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 28th day of May 19 98

Susan Kay Dixon McCuiston

N.J. McCuiston, Jr.

BOOK 10984 PG 419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kay Dixon, nka Susan Kay Dixon McCuiston

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 19 98.

Commission expires 3-3-99

Valerie D. Wright
Notary Public

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX 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

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

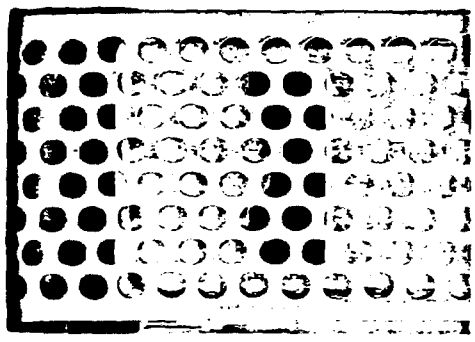
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy, #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

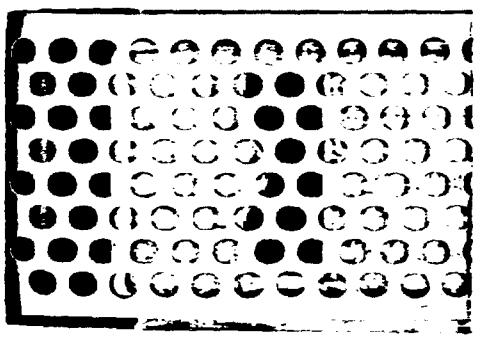
RECEIVED OF _____

FOR _____

BOOK 10984 PG 420

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/98 01 13:57 0001 3234

98 JUN 19 PM 1:57

REGISTER
DAVIDSON COUNTY, TN

0452828

IDENTIF. & REFERENCE

No. 1309068