FILE BOX 45

BOOK 10996 PAGE 028

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

NICHOLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rogina Evans (NAME) | Sebring Capital Corporation (NAME) | MAP 136-3-A |
| 4000 Anderson Road, #33 (ADDRESS) | 16610 Dallas Parkway, Ste. 2400 (ADDRESS) | PARCEL 33CO |
| Nashville, TN 37217 (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, Marlene E. Key, formerly Marlene E. Pearl, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rogina Evans, a single 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:

A certain condomimium apartment in Davidson County, Tennessee, being Townhouse No. 33, Building No. 5, in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 88, Register's Office for said County, to which plan reference is hereby made.

BEING the same property conveyed to Marlene E. Pearl by deed from John H. Pearl, of record in Book 6721, Page 396 and Philhall Corporation in Book 4719, page 898, Register's Office for said County. The said Marlene E. Pearl and Marlene E. Key being one and the same person.

This conveyance is subject to Restrictive Covenants and Master Deed of record in Book 4651, Page 412, Register's Office for said County.

0456186

IDENTIF. ↑ REFERENCE

98 JUN 29 PM 12:26

KAY C. SILLS-REGISTER
DAVIDSON COUNTY, TN.

6900 06/29 0101 03CHECK 300.93

This is unimproved ( ) improved (X) property, known as 4000 Anderson Road, #33, Nashville, TN 37217
(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 19th day of June 19 98

Marlene E. Key

Marlene E. Key

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlene E. Key, formerly Marlene E. Pearl

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 Nashville, Tennessee, this 19th day of June, 19 98

Commission expires March 24, 2001

Notary Public

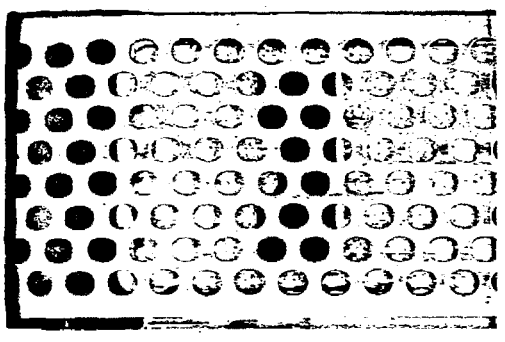
STATE OF TENNESSEE
COUNTY OF

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, 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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 030

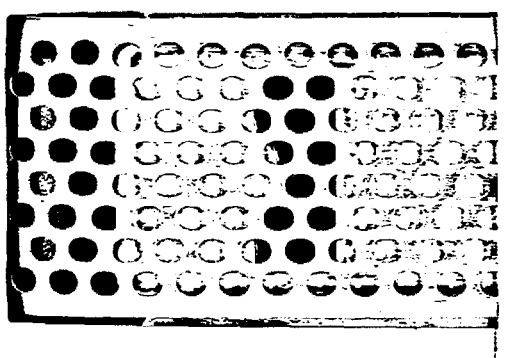
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 78900.00
CON TX 291.93
PRFEE 1.00
WDEED 8.00
TOTAL 300.93
CHECK 300.93

06/29/98 01 12:26 0001 6900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04561.86
IDENTIF. ← REFERENCE

98 JUN 29 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1312693