274

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 5-26-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Dyce, Sr. (NAME)	Sebring Capital Corporation (NAME)	98-1-13
4080 Port Cleburne (ADDRESS)	16610 Dalls Parkway #2400 (ADDRESS)	
Hermitage, Tennessee 37076 (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, Leslie S. Moffatt and wife, Judy D. Moffatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Dyce, Sr. and wife, Nancy R. Dyce

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. 57 on the Plan of Section I, Lake Park Subdivision of record in Plat Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leslie S. Moffatt and wife, Judy D. Moffatt by deed from Leslie M. Moffatt and wife, Carolyn G. Moffatt of record in Book 7933, page 820, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4429, page 577 and Book 4516, page 751, said Register's Office.

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

0458563

RECEIVED FOR RECORD
98 JUL -6 AM 8:18
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4080 Port Cleburne, Hermitage, Tennessee 37076
(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 26th day of June 19 98

Leslie S. Moffatt

Leslie S. Moffatt

Judy D. Moffatt

Judy D. Moffatt

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 Leslie S. Moffatt and wife, Judy D. Moffatt

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 Brentwood, Tennessee, this 26th day of June, 19 98

Commission expires 5-20-01

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

9378 07/06 0101 03CHECK 665.00

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

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 664

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	
				177000.00
			CON TX	654.90
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	665.90
			CHECK	665.90
07/06/98	01		08:18 0001	9378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458563
IDENTIFICATION REFERENCE

98 JUL -6 AM 8:18

REGISTER
DAVIDSON COUNTY, TN.

No. 1315142