Box 1

WARRANTY DEED

BOOK 11187 PAGE 584

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 1998.

Notary Public

MY COMMISSION EXPIRES: May 30, 2002.

(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky A. Finchum	**Sebring Capital Corporation**	**148-12-83**
(NAME)	(NAME)	
825 Richards Road	**16610 Dallas Parkway, Suite 2400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75248**	
(CITY) (STATE) (ZIP)	(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, **Ronald L. Grimes and wife Rita D. Grimes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky A. Finchum and wife Debra E. Finchum**, 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:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Debra Heights Section One of record in Plat Book 3842, Page 20, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald L. Grimes and wife, Rita Grimes by deed of record in Book 8854, Page 833, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **825 Richards Road, Antioch, TN 37013**
(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.

0508200
IDENTIF. ↑ REFERENCE

98 NOV -4 PM 12:38
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 29th day of October, 1998.

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Ronald L. Grimes

Rita D. Grimes

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 Ronald L. Grimes and wife, Rita Grimes the bargainors, 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 Nashville, Tennessee, this 29th day of October, 1998.

ELIZABETH E. PUPLETT NOTARY PUBLIC

Commission expires:5/26/2002

Notary Public

2416 11/04 0101 03CHECK 325.50

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

RECEIVED OF _____

FOR _____

BOOK 11187 PAGE 586

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 325.50
				CHECK 325.50
			11/04/98 01	12:39 0001 2416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508200
IDENTIF. ↑ REFERENCE

98 NOV -4 PM 12:38

REGIST
DAVIDSON COUNTY, TN

No. 1367555