WARRANTY DEED

BOOK 11196 PAGE 698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES DANIEL CLEMENTS (NAME)	SEBRING CAPITAL CORPORATION (NAME)	MAP 14
7376 HARPER ROAD (ADDRESS)	16610 DALLAS PARKWAY, SUITE 2400 (ADDRESS)	PARCEL
JOELTON, TN 37080 (CITY) (STATE) (ZIP)	DALLAS, TX 75248 (CITY) (STATE) (ZIP)	30

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, ANTHONY COOK AND WIFE, SYLVIA M. COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES DANIEL CLEMENTS AND NICOLE ZIERKE, UNMARRIED PERSONS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

Situated in the Fourteenth Civil District of Davidson County, Tennessee: BEGINNING at an iron pin in the easterly margin of Harper Road at the deed of from Thomas E. Krantz and wife, of record in Book 2690, page 405, said Register's Office; thence with said Simmons' northern boundary line, South 73 deg. 30' East 180 feet, said Simmons' northeast corner; thence North 16 deg. 30' East passing a southwest corner of the Krantz property at 7 feet, in all 231 feet to the southeast corner of the property conveyed to Baxter Milliken and wife, by deed from Charles R. Glover and wife, of record in Book 2652, page 151, said Register's Office; thence with said Milliken's southern boundary line, North 88 deg. West 180 feet to the easterly margin of said road; thence with same, South 16 deg. 30' West 193 feet, more or less, to the beginning.

Being the same property conveyed to ANTHONY COOK AND WIFE, SYLVIA M. COOK by Quitclaim Deed of record in Book 8998, page 517, Register's Office for Davidson County, Tennessee.

98 NOV -9 PM 1:41
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE
05110375

unimproved ( )
This is improved (X) property, known as 7376 HARPER ROAD, JOELTON, TN 37080
(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 2nd day of November 19 98

ANTHONY COOK

SYLVIA M. COOK

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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 ANTHONY COOK AND WIFE, SYLVIA M. COOK

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 2nd 5th day of November, 1998.

Commission expires 9/23/00

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

4699 11/09 0101 03CHECK 343.15

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

RECEIVED OF _____

FOR _____

BOOK 11196 PAGE 700

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 89500.00
				CON TX 331.15
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 342.15
				CHECK 342.15
			11/09/98 01	13:44 0001 4699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I0375
IDENTIF. ↑ REFERENCE

98 NOV -9 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1369823