File Box #24

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Roosevelt Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 98

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roosevelt Coleman (NAME)	Sebring Capital Corporation (NAME)	MAP 52-1
337 Neely's Bend Road (ADDRESS)	16610 Dallas Parkway, Suite 1000 (ADDRESS)	PARCEL 101
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75248 (CITY) (STATE) (ZIP)	11D42640

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, Gregory B. Pitts and wife, Virginia N. Pitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roosevelt Coleman, 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:

BEING Lot 19, Block "A" of Crittenden Estates Subdivision as of record in Book 974, Page 69, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts by deed from Doris G. Herndon, devisee of the Will of Roy Tate Gipson of record in Book 10166, Page 90, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to minimum building setback line and a easement of record in Book 974, Page 69, said Register's Office.

98 DEC 15 AM 10:21
WILLIAM R. BURL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0525500

unimproved ( )
This is improved (X) property, known as 337 Neely's Bend Road, Madison, TN 37115
(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 11th day of December 19 98

Gregory B. Pitts

Virginia N. Pitts

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 Gregory B. Pitts and wife, Virginia N. Pitts

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 Nashville, Tennessee, this 11th day of December 19 98.

Commission expires 1-26-2002

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

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0793 12/15 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

12/15/98 01 10:21 0001 0793

0525500
IDENTIF. & REFERENCE

98 DEC 15 AM 10:21
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400255