27.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Martin Crum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 5-2001
(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 |
|---|---|---|
| Martin Crum (NAME) | Sebring Capital Corp (NAME) | 52-9 |
| 413 Grapevine Avenue (ADDRESS) | 16610 Dallas Parkway #2400 (ADDRESS) | 86 |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Dallas, TX 75248 (CITY) (STATE) (ZIP) | 11D 67905 |

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, Superior Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin Crum and wife, Tanya Crum

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. 12 on the Plan of Montague Park as of record in Book 421, page 141, Register's Office for said County.

Said lot fronts 100 feet on the northerly side of Grapevine Avenue and runs back between parallel lines 187.5 feet to a dead line in the rear.

Being the same property conveyed to Superior Properties by Quitclaim deed from HOLA, LLC, of record in Book 11308, page 842, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 JAN 25 AM 8:59
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

0540149
IDENTIF. & REFERENCE

unimproved ( )
This is improved ( X ) property, known as 413 Grapevine Avenue, Madison, Tennessee 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 my hand this 13th day of January 19 99

Superior Properties
By: [signature] President

Superior Properties Corp

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert Shemin and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Superior Properties the within named bargainor, and corporation, and that he as such President 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 Robert Shemin as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 13th day of January 19 99 .

My commission expires 11/27/99

CHARLES A. SULLIVANT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Charles A. Sullivant Jr.

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____

My Commission Expires NOV. 27, 1999

_____, 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

6366 01/25 0101 03CHECK 214.50

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11308 PAGE 846

| | | |
|---|---|---|
| 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 |

05401 49

IDENTIF. REFERENCE

99 JAN 25 AM 8:59

LL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 55000.00 |
| CON TX | 203.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 214.50 |
| CHECK | 214.50 |

01/25/99 01 08:57 0001 6366

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1415782