[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **15th** day of **March, 1999** between **Michelangelo McCallister and Jewel Ann McCallister, Married, ,** GRANTOR, and **Tonya Simmons, a single person, and Edward Simmons, a single person ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 195 on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Michelangelo McCallister and wife, Jewel Ann McCallister by Warranty Deed from James E. Johnson and wife, Joyce B. Johnson of record in Book 5665, page 187, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3600, page 85, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in book 3829, page 720, and Book 3840, page 404, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever sued, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **15th** day of **March, 1999.**

0563392
IDENTIF. & REFERENCE

99 MAR 19 PM 12:57
REGISTER
DAVIDSON COUNTY, TN.

Michelangelo McCallister

Jewel Ann McCallister

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

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelangelo McCallister and Jewel Ann McCallister, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 15th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $74000

Affiant

Subscribed and sworn before me this 15th day of March, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Tonya Simmons
746 Bontemps Drive
Nashville, Tennessee 37207

Send Tax Bills to:
Sebring Capital Corporation
4000 International Parkway Suite 3000
Carrollton, Texas 75007

Map & Parcel Number:

Map 59-14 Parcel 158

RECORDED 1019 AM 03/19/99
284-60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11392 PG. 65

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

0563392

IDENTIFY A REFERENCE

99 MAR 19 PM 12:57

RECEIPTED
DAVIDSON CO. TN.

CAMT	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

03/19/99 01 12:56 0001 1019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440126