BOOK 2

BOOK 11433 PG. 596

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tung T. Nguyen	Sebring Capital Corporation	MAP 161-10
(NAME)	(NAME)	
5248 Village Trace	4000 International Pkwy, #3000	GROUP B
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Carrollton, Texas 75007	PARCEL 23.00CO
(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, Patricia C. Malone and husband, Joe Malone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tung T. Nguyen and wife, Hoa T. Dao

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, TN, BEING Lot No. 214 on the Plan of Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Registter's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patricia C. Malone and husband, Joe Malone by deed from Larry J. Breckenridge and wife, Marlena K. Breckenridge of record in Book 9887, page 780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 896; restrictions of record in Book 6143, page 11 and as amended in Book 6393, page 495 and Book 7834, page 676; all of record in the Register's Office for Davidson County, Tennessee.

0574740

IDENTIFICATION REFERENCE

99 APR 15 PM 2:21

L. LARRY DAUGHTRY REGISTER DAVIDSON COUNTY, TN.

3062 04/15 0101 03CHECK 521.23

This is improved (X) property known as 5248 Village Trace, Nashville, Tennessee 37211 unimproved ( )
(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 31st day of March, 19 99

Patricia C. Malone

Patricia C. Malone

Joe Malone

Joe Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11433 PG. 597

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia C. Malone and husband, Joe Malone

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 Brentwood, Tennessee, this 31st day of March 19 03

Commission expires 3/10/2003

Betty Hodges
Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

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

WARRANTY DEED

FROM

Patricia C. Malone and husband, Joe Malone

TO

Tung T. Nguyen and wife, Hoa T. Dao

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11433 PG. 598

0574740

IDENTIFICATION REFERENCE

99 APR 15 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
137900.00
CON TX 510.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 521.23
CHECK 521.23

04/15/99 01 14:24 0001 3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452031