# WARRANTY DEED

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Michael J Hagar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda R. Hagar | Sebring Capital Corporation | MAP 119-06-0 |
| (NAME) | (NAME) | |
| 51 Jay Street | 4000 International Pkway Ste.300 | PARCEL 222.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37210 | Carollton, TX 75007 | |
| (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, Pauline Hutcherson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda R. Hagar and husband, Michael J. Hagar

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. 105 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed Pauline Chambers, (now known as Pauline Hutcherson) unmarried, by deed from Tammy Roshelle Burns and husband, James Michael Burns of record in Book 10649, page 247, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 1424, page 113, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

99 APR 19 AM 10:47
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE
057561 1

unimproved ( )
This is improved ( X ) property, known as 51 Jay Street, Nashville, Tennessee 37210
(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 15th day of April, 19 99

Pauline Hutcherson

Pauline Hutcherson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pauline Hutcherson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 15th day of April 19 99

Commission expires 9-11-2001

_____
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

RUSSELL JOHN McCAIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.



4014 04/19 0101 03CHECK 280.35

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

BOOK 11436 PG. 688

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

0575611

IDENTIF. & REFERENCE

99 APR 19 AM 10:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 75500.00 |
| CON TX | 279.35 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 290.35 |
| CHECK | 290.35 |

04/19/99 01 10:49 0001 4014

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

**No.** 1452974