KILDATRICK NOTARY PUBLIC AT LARGE TENN.

BOOK 11457 PG. 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF April 1999

Notary Public

MY COMMISSION EXPIRES: 5-02-01
(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 |
|---|---|---|
| Phyllis E Simpson | Sebring Capital Corp | 072-11-4 |
| (NAME) | (NAME) | |
| 1420 Huffine Street | 4000 International Pkwy #3000 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee | Carrollton, 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, Kelly Holmes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis E Simpson, unmarried

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:

A tract of land on the easterly margin of Huffine Street, being all of the property described in Deed Book 2097, page 196, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbel Surveying Co., Inc. dated June 23, 1989 as follows: Beginning at a point on the easterly margin of Huffine Street, 590 feet south from the intersection of said street and the center line of Maxey Lane or McGavock Pike; thence 4 deg 15 min W passing a turn in said street, a total distance of 105 feet to an iron pin in a fence line; thence with said fence line, eastwardly 165 feet to an iron pin; thence N 4 deg 30 min E 80 feet to a point which is 10 feet south of an iron pin; thence westerly 164.3 feet to a point in the easterly margin of Huffine Street, 10 feet south of an iron pin, said point being the point of beginning.

Being the same property conveyed to Kimberly Miller by deed from Kelly L Holmes of record in Book 10670, page 571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

058|254
TAX OR REFERENCE

99 MAY -3 AM 8:24

U.S. GRANT II, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 1420 Huffine Street, Nashville, Tennessee
(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 23rd day of April, 1999

Kelly Holmes

BOOK 11457 PG. 70

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

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

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 Brentwood, _____, Tennessee, this 23rd day of April, 19 99.

Commission expires 5-02-01

Notary Public

NOTARY PUBLIC AT LARGE

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, 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

1022 05-03 1013 CHPTOK 288.13

# 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 **11457** PG. **71**

0581254

IDENTIFICATION REFERENCE

99 MAY -3 AM 8:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAP | 74500.00 |
| CO TX | 277.13 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| CFEE | 2.00 |
| TOTAL | 288.13 |
| CHECK | 288.13 |

07/02-99 01 08:27 0001 0022

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

**No.** 1454719