BOOK 11531 PAGE 383

NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Eric J. Buchanan — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF June, 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
Eric Buchanan	Sebring Capital Corp	73-13
(NAME)	(NAME)	
1924 Valley Park Drive	4000 International Pkwy #3000	25
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Carrollton, TX 75007	15DZ 61495
(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, Sara Harakas, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Buchanan and wife, Shimeka Buchanan

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:

Being Lot No. 25 on the plan of Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 87 feet on the southerly side of Valley Park Drive and extends back 143.43 feet on the easterly line and 143.97 feet on the westerly line to a dead line measuring 72.18 feet thereon.

Being the same property conveyed to Sara Harakas, by deed from Andre Harakas of record in Book 8475, page 557, Register's Office for Davidson County, Tennessee.

0752 06/17 0101 03CHECK 362.13

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

Subject to restrictions of record in Book 3000, page 528, Book 3102, page 419, and Book 3157, page 469, said Register's Office.

99 JUN 17 AM 8:13
REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
06007744

unimproved ( )
This is improved (X) property, known as 1924 Valley Park Drive, 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 10th day of June, 19 99

Sara Harakas by Andre Harakas Att'y in Fact

Sara Harakas

Andre Harakas

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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 ~~Sara Harakas~~ ANDRE HARAKAS

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 10th day of June 19 99.

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of June, 19 99, personally appeared before me, Andre HARAKAS, 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 SARA HARAKAS and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 10 day of June, 19 99

My commission expires 5-2001

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0600744

DOCUMENT # REFERENCE

99 JUN 17 AM 8:12

REGISTER
DAVIDSON COUNTY, TN.

CAMT	94900.00
CON TX	351.13
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	362.13
CHECK	362.13

06/17/99 01 08:16 0001 0752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479347