Return To: Rudy Title & Escrow
100 Hazel Path Suite A
Hendersonville, TN 37075

BOOK 11629 PAGE 156

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
PURSUANT TO THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 1999.

Notary Public

My Commission Expires JULY 8, 2002

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAROL A. LANG NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

H-PMI-99-0068

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Tillery	Sebring Capital Corporation	
(NAME)	(NAME)	
4454 Ashland City Hwy.	4000 International Parkway Suite 3000	69-4
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Carrollton, Texas 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERESA ANN LYONS-OTEN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MORRIS TILLERY hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit::

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated July 12, 1957, as follows:

BEGINNING at a stake on the northerly margin of Hydes Perry Pike, at the intersection of the northerly margin of said Pike and the eastern boundary line of the property conveyed to Forrest Moore and wife, by David A. Wheatley and wife, by deed of record in Book 2652, page 203, Register's Office for said County; thence with the northerly margin of said Pike south 85 deg. 45' East 150 feet to a stake; thence North 0 deg. 00' West 978 feet, more or less, to a stake in the southern boundary line of the property conveyed to Clyde Bend; thence with said line south 72 deg. 30' West 150 feet to the northeast corner of said Moore property; thence with the eastern boundary line of said Moore property, southerly 925 feet, more or less, to the beginning, containing 3.3 acres, more or less. 8936 08/20 0101 03CHECK 418.00

3rd

Being the same property conveyed to Teresa Ann Lyons, an unmarried woman by deed from Buist Reardon of record in Book 7160, page 356, Register's Office for Davidson County, Tennessee.

99 AUG 20 PM 3:25
DAVIDSON COUNTY, TN. REGISTER'S OFFICE
0626983

unimproved ( )
This is improved (X) property, known as 4454 Ashland City Hwy., Nashville, Tennessee 37218
(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/our hand(s) this 26th day of July, 1999.

Teresa Ann Lyons-Oten

Irvin B. Oten III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Teresa Ann Lyons-Oten*, 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 1999.

CAROL A. LANG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires JULY 8, 2002

Carol A Lang
Notary Public

* AND IRVIN B. OTEN III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 26th day of July, 1999.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

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

0626983

IDENTIF. & REFERENCE

99 AUG 20 PM 3:25

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

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CAMT
110000.00
MOR TX 407.00
ERR CO
MOR TX 407.00-
CON TX 407.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 418.00
CHECK 418.00

08/20/99 01 15:55 0001 8938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504958