BOOK 11655 PAGE 177

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: May 2, 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
Jerry L Maynard, a single pers	Sebring Capital Corp	92-5
(NAME)	(NAME)	
941 35th Avenue	4000 International Pkwy #3000	92
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Carrollton, TX 75007	11W 44350
(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, Timothy S Knowles and wife, Debora A Knowles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L Maynard, a single person

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 129 on the Plan of College Hill Subdivision, Section VI as of record in Book 2330, page 109, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of 35th Avenue North, at the corner of Lots 129 and 130; thence with the margin of said Avenue, southerly 80 feet to a point at the beginning of a curve; thence around said curve, southwesterly 31.42 feet to a point in the northerly margin of Clare Street; thence with the margin of the same westerly 140 feet to a point; thence leaving said Street, northwardly 103.3 feet to the common rear corner of Lots 129 and 130; thence with the line between said lots, easterly 134.5 feet to the ppoint of beginning.

AND

0348 09/09 0101 03CHECK 755.00

Being the north one half of Clare Street, as closed by City Ordinance No 70-1050, a certified copy of which is of record in Book 4405, page 675, said Register's Office, lying west of 35th Avenue North, as shown on the Plan of College Hill, Section V of record in Book 2900, page 42, and Section VI as of record in Book 2330, page 109, said Register's Office described as follows: Beginning at a concrete monument in the northerly margin of Clare Street, now closed at its entrance to 35th Avenue North; thence with the northerly margin of said Street, closed, South 79 deg 01' West 150 feet to the westerly terminus of said Street closed; thence with the same, southerly 25 feet to a point; thence North 75 deg 01' East with center of said street, 170 feet to the westerly margin of 35th Avenue North; thence with the same, northwardly 45 feet to a monument in the westerly margin of 35th Avenue North and the easterly line of Lot No 129 on the Plan of College Hill, Section VI; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 941 35th Avenue, 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 our hand s this 2nd day of September 19 99

Timothy S Knowles

Debora A Knowles

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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 Timothy S Knowles and wife, Debora A Knowles

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 2nd day of September, 19 99

Commission expires May 2, 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

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

CROSS REFERENCE

99 SEP -9 AM 8:30

REGISTER
WILLIAMSON COUNTY, TN.

0633877

LEGAL DESCRIPTION CONTINUATION

southwesterly around a curve, 31.42 feet to the point of beginning.

Being the same property conveyed to Timothy S Knowles and wife, Debora A Knowles by deed from William A Dansby and Pearl Gore Dansby of record in Book 10116, page 990, Register's Office for Davidson County, Tennessee.

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

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

06633877

IDENTIFICATION REFERENCE

99 SEP -9 AM 8:30

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	755.00
CHECK	755.00

09/09/99 01 08:32 0001 6348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514350