SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 1999.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth M. Swain	Sebring Capital Corporation	148-2-4
(NAME) 221 Margo Lane	(NAME) 4000 International Parkway, #3000	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 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, **JOY G. DOWNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH M. SWAIN, AN UNMARRIED PERSON AND LUCY SWAIN, A MARRIED PERSON, JOINT TENANTS WITH RIGHTS OF SUVIVORSHIP**, 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:

SEE ATTACHED EXHIBIT A

BOOK 11671 PAGE 871

unimproved ☐

This is improved ☒ property, known as 221 Margo Lane, Nashville, TN 37211

(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 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 15th day of September, 1999.

Joy G. Downs

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

06384485
DEED & REFERENCE
99 SEP 22 PM 3:18
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
1267 09/22 0101 03CHECK 451.23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11671 PAGE 872

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy G. Downs, 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 Hermitage , Tennessee this 15th day of September, 1999

Commission expires:

5-28-2003

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT "A"

LAND in Davidson County, Tennessee being Lot No. 121 on the Plan of Section IV Haywood Acres, as of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joy G. Downs by quitclaim deed from Roy W. Downs of record in Book 7698, page 898, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11671 PAGE 874

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

0638485

REFERENCE

99 SEP 22 PM 3:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	117900.00
CON TX	436.23
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	451.23
CHECK	451.23

09/22/99 01 15:21 0001 1267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519212