Box 17

BOOK 11686 PAGE 917

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,000.00
x Theophilus Addo
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September 1999
Lauri A. Beasley
Notary Public
MY COMMISSION EXPIRES: 11/24/2001
AFFIX SEAL

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theophilus Addo	Sebring Capital Corporation	MAP 163-1
(NAME)	(NAME)	
208 Antioch Woods Court	4000 International Pkwy, #3000	PARCEL 78
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Carrollton, TX 75007	2DU71065
(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, Deluxe Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theophilus Addo and wife, Hilda Addo

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Antioch Woods, Section Two, of record in Book 9700, page 799, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Deluxe Homes, LLC by deed from PSA Development of record in Book 10708, page 608, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 10901, page 258, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 799, said Register's Office.

unimproved ( )
This is improved (X) property, known as 208 Antioch Woods Court, Antioch, TN 37013
(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 30th day of September 1999

Deluxe Homes, LLC
By: Belinda Butler
Belinda Butler, Member

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
99 OCT -8 AM 8:45
REGISTER'S OFFICE

0642291

10/01 03CHECK 425.40

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Belinda Butler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member and _____ respectively of the Deluxe Homes, LLC the within named bargainor, and corporation, and that he as such Member 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 Belinda Butler as such Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 30th day of September 1999.

My commission expires 11/24/2001 Laura A. Beasley
Notary Public

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

99 OCT -4 AM 10:48
REGISTER
DAVIDSON COUNTY, TN.

0642291
INDEXING REFERENCE

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CAMT	112000.00
CON TX	414.40
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	425.40
CHECK	425.40

10/04/99 01 10:51 0001 5302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523193