2

BOOK 11723 PAGE 622

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES: 5-02-01
(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
Ryan C Overstreet	Sebring Capital Corp	113
(NAME)	(NAME)	
4080 Manning Hollow Road	4000 International Pkwy #3000	67
(ADDRESS)	(ADDRESS)	
Pegram, Tennessee	Carrollton, TX 75007	9D 16465
(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, Larry D Drake, Sr and wife, Emily A Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan C Overstreet and wife, Michelle A Overstreet

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 for complete and accurate legal description.

Being the same property conveyed to Larry D Drake, Sr and wife, Emily A Drake by deed from Associates Financial Services Company of Tennessee Inc of record in Book 5730, page 238, Register's Office for Davidson County, Tennessee.

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

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

99 NOV -1 AM 8:52
REGISTER
DAVIDSON COUNTY, TN.

REFERENCE
06521144

unimproved ( )
This is improved (X) property, known as 4080 Manning Hollow Road, Pegram, 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 our hand s this 29th day of October 19 99

Larry D Drake, Sr

Emily A Drake

$750.00 CK 01 3CHECK
488.60

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 Larry D Drake, Sr and wife, Emily A Drake

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 29th day of October, 1999

Commission expires 5-2-01

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

TRACT I: Land in Davidson County, Tennessee, being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or Lot No. 4 in the Travis and Lewis Land Company's unrecorded subdivision of small farms and being a part of the land which was acquired by Associates Financial Services Company of Tennessee, Inc., from said Travis and Lewis Land Company by deed dated May 14, 1957, and of record in Book 2647, page 563, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Ray W. Evans and wife, by Associates Financial Services Company of Tennessee, Inc., by deed dated June 2, 1960 (Book 3074, page 193) and reclaimed from them by foreclosure proceedings as set out in Trustees Deed of Claude Callicott, Trustee, dated February 26, 1962 (Book 3343, page 342). Notwithstanding obvious errors in the descriptions contained in said deeds of conveyance, a correct description of the tract herein conveyed is taken from a resurvey of said Tract or Lot made June 4, 1973, by Ronald A. Ramsey, Registered Professional Engineer, and by survey of John Kohl, Surveyor, dated April 2, 1941, as follows:

BEGINNING at an iron pin in the southerly margin of Manning Hollow Road, this being the northwesterly corner of said lot, and now designated as No. 26, Manning Hollow Road, Pegram, Tennessee, Zip Code 37143, thence generally in a southerly direction 1290 feet, more or less, to an iron pin or concrete monument, this being the southwesterly corner, thence in a southeasterly direction South 39° 19' East 23% feet, more or less, to an iron pin or concrete monument in the southeasterly corner; thence generally in a northerly direction 1300 feet, more or less, to an iron pin or monument in the southerly margin of Manning Hollow Road, thence with the southerly margin of said road North 37° 15' West 93.9 feet, North 61° 15' West 100 feet and North 69° 19' West 13.1 feet, to the point of beginning.

EXCLUDED from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Larry D. Drake, Sr., et ux, by deed from M. L. Lofels and wife, dated May 25, 1966, of record in Book 4020, page 697, Register's Office for Davidson County, Tennessee.

TRACT II: Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 4 in Travis and Lewis Land Company's Subdivision of small farms, not of record. Described partly according to a survey made by John H. Sullivan Engineer May 11, 1957 as follows:

BEGINNING on the southerly margin of Manning Hollow Road at the corner of Tracts Nos. 3 and 4, being the northeast corner of the property conveyed to J. W. Hunter and wife, thence with the line between Tracts 3 and 4, southerly 605 feet; thence easterly 110 feet; thence northerly 595 feet to the southerly margin of Manning Hollow Road; thence with the same westerly 105 feet to the beginning.

BEING the same property conveyed to Larry D. Drake, Sr., and wife, Emily A. Drake, by deed from Associates Financial Services Company of Tennessee, Inc., of record in Book 5730, page 238, Register's Office for Davidson County, Tennessee.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11723 PAGE 625

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

06521144

REFERENCE

99 NOV -1 AM 8:52

REGISTER
COUNTY, TN.

MAMT	128000.00
ERR CO	
MAMT	128000.00-
CAMT	128000.00
MOR TX	473.60
ERR CO	
MOR TX	473.60-
CON TX	473.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	488.60
CHECK	488.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/99 01 08:53 4061 5752

No. 1533502