WARRANTY DEED

BOOK 11740 PAGE 671

TCB-ETCF-99-6133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Tammy H Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 1999

Notary Public

MY COMMISSION EXPIRES: 1-30-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027

1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy H. Goodwin (NAME)	Sebring Capital Corporation (NAME)	72
1901 McGavock Pke (ADDRESS)	4000 International Pkwy, Ste.3000 (ADDRESS)	4
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	276

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, Cyrus L. Booker and wife, Cherie A. Booker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy H. Goodwin, unmarried

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 the westerly part of Lot No. 1 of Block D, on the Plan of Country Club Estates, as of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said property also described as follows:

Beginning at a point, said point being the northeasterly corner of the intersection of McGavock Pike, or Avenue, and Janie Street; thence easterly with the northerly margin of said Pike or Avenue; 100.1 feet to a point; thence northerly 155.2 feet to a point in the line between Lot Nos. 1 and 34, which is 51 feet westerly from the corner of Lot Nos. 1 and 2; thence southwesterly with the line between Lots 1 and 34, 51.6 feet to a point in the easterly margin of Janie Street; thence southerly with the easterly margin of Janie Street, 165 feet to the point of beginning.

Being the same property conveyed to Cyrus L. Booker and wife, Cherie A. Booker, by deed from Oscar E. Torkelson, and wife, Laura A. Torkelson, of record in Deed Book 6316, Page 795, Register's Office for said County.

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

99 OCT 12 AM 10:45

REGISTER
DAVIDSON CO. TENN.

MAP REFERENCE

06566754

This is improved (X) unimproved ( ) property, known as 1901 McGavock Pke, Nashville, Tennessee 37216
(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.

6211 101 03CHECK 229.30

Witness our hand s this 29th day of October, 1999

Cyrus L. Booker

Cherie A. Booker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cyrus L. Booker and wife, Cherie A. Booker

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 9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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 .

My commission expires

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

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

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0636754

REFERENCE

99 DEC 12 AM 10:45

DAVIDSON COUNTY
TENNESSEE

CAMT	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	229.30
CHECK	229.30

11/12/99 01 10:46 0001 0627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538322