WARRANTY DEED

BOOK 11756 PAGE 368

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guillermina Gomez	Sebring Capital Corporation	150-6-13
(NAME) 3113 TOWNE VILLAGE ROAD	(NAME) 4000 International Pkwy	
(ADDRESS) ANTIOCH, TENNESSEE 37013	(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, Charlene K. Austin-Brown, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guillermina Gomez, 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 Lot No 5 on the plan of Towne Village of the Country, Section 1, which is of record in Book 5200, Page 55 and 56, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This instrument is executed on behalf of Charlen K. Austin by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Book 11756 Page 367, in the Register's Office for Davidson County, Tennessee.

Charlene K. Austin being one in the same Charlene K. Austin Brown

unimproved ■

This is improved ☐ property, known as 3113 Towne Village Road, 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.

060928
REFERENCE
99 NOV 24 PM 2:05
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
5069 11/24 0101 03CHECK 314.03

Witness my/our hand(s) this 10th day of November, 1999.

Charlene K. Austin-Brown
by Carolyn Adcock

Charlene K. Austin-Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11756 PAGE 369

On this the 10th of November 1999 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Charlene K. Austin Brown, and acknowledge that she executed the same as the free act and deed of the said Charlene K. Austin Brown, through Power of Attorney granted Carolyn Adcock by the said Charlene K. Austin Brown.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 1999.

Commission expires: May 28, 2003

TAMMY L. JONES

Notary Public

TAMMY L. JONES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 20[illegible]

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

BOOK 11756 PAGE 370

0660928

IDENTIFICATION REFERENCE

99 NOV 24 PM 2:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	81900.00
CON TX	303.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.03
CHECK	314.03

11/24/99 01 14:08 0001 5069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542702