RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2000.

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

Davidson County DEEDWARR
Recvd: 09/05/00 15:43 2pgs
Fees:11.00 Taxes:466.20
20000905-0087663

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN JONES, A SINGLE PERSON 161 McCall Street Nashville, TN 37211	SEBRING CAPITAL CORPORATION 4000 International Pkwy, Ste 3000 Carrollton, TX 75007	133-6-119

FOR AND IN 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,

EUGENE K. JENKINS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN JONES, A SINGLE PERSON

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 the 6th Civil District of Davidson County, being part of Lot No. 30 on the plan of Hinchey Petway property, as of record in Minute Book I, Page 442, Chancery Court at Nashville, described according to a survey made by George W. Watkins, Surveyor, July 9, 1954, as follows:

Beginning on the southerly margin of McCall Street at the northwest corner of the property conveyed to W. Donnell Tatum by deed from Charlie Clark and wife, of record in Book 2090, Page 337, R.O.D.C., thence with said Tatum's westerly line S. 3 deg. west 217.2 feet to an iron pin; thence North 87 deg. 15' west 85.1 feet to the southeast corner of the property conveyed to J. Raymond Bailey and wife, by deed from Charles Newman and wife, of record in Book 1151, Page 361, R.O.D.C.; thence with the said Bailey's easterly line north 3 deg. east 218.2 feet to the southerly margin of McCall Street; thence with same south 85 deg. 45' east 85.1 feet to the beginning.

Being the same property conveyed to Eugene K. Jenkins, Jr. by deed from Bertha C. Hall dated March 13, 1998, recorded in Book 10842, page 879, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 161 MCCALL STREET, NASHVILLE, TN 37211
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 this 29TH day of AUGUST, 2000

EUGENE K. JENKINS, JR.

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
EUGENE K. JENKINS, JR.
the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 29TH day of AUGUST, 2000.

Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public