This instrument prepared by:

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Davidson County DEEDQC
Recvd: 09/12/00 09:54 2pgs
Fees:10.00 Taxes:0.00
20000912-0090239

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Amanda Renee Hagar 51 Jay Street Nashville, Tennessee 37210	Sebring Capital Corporation 4000 International Parkway, Ste 300 Carrollton, TX 75007	119-06-0222.00

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a Marital Dissolution Agreement, incorporated into a Final Decree of Absolute Divorce in the Fourth Circuit Court for Davidson County styled Amanda Renee Hagar v. Michael Jeffrey Hagar, bearing Docket No. 00D-729, Michael Jeffrey Hagar, quitclaims, transfers, and conveys to Amanda Renee Hagar, her heirs and assigns, all of his right, title, and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 105 on the plan of Sterling Heights, Section Three, or Record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which Plan Reference is made for a more complete description.
>
> BEING the same property conveyed to Amanda Renee Hagar and Michael Jeffrey Hagar by deed from Pauline Hutcherson of record in Book 11436, page 686, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 51 Jay Street, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

AND NOW, I, the said Michael Jeffrey Hagar, do hereby quitclaim and convey unto Amanda Renee Hagar, her heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 29th day of August, 2000.

Michael Jeffrey Hagar
MICHAEL JEFFREY HAGAR

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, Michael Jeffrey Hagar, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 29th day of August, 2000.

Isaac A. Dawson
NOTARY PUBLIC

My Commission Expires: 3-2004

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is ZERO (-0-), pursuant to a Final Decree of Divorce.

Michael J Hagar
AFFIANT

Subscribed and sworn to before me
this 29th day of August, 2000.

Isaac A. Dawson
NOTARY PUBLIC

My Commission Expires: 3-2004