WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF September, 2000.

Notary Public

MY COMMISSION EXPIRES: 12/8/04

(AFFIX SEAL)

LARA SHOCKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TI-JHM-00-0088

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy James	Sebring Capital Corporation	
312 Chamberlin Avenue (ADDRESS)	4000 International Parkway Suite 3000 (NAME) (ADDRESS)	092-13-0/284.00
Nashville, Tennessee 37200 (CITY) (STATE) (ZIP)	Carrollton TX 75007 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDALL D. CRAFT, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AMY JAMES UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the southerly 35 feet of Lot No. 19 in Block No. 26 in E J Plummer's Subdivision, a plan of which is of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 19 fronts 35 feet on the easterly side of Center Street, now Chamberlin Street and runs back between parallel lines with the northerly margin of an alley 150 feet, more or less to an alley in the rear.

Being the same property conveyed to Randall D. Craft, married by deed from The Estate of Lucile Duffel, Paul Thomas Duffel, Executor & Sole Heir of record in Book 11466, page 26, Register's Office for Davidson County, Tennessee.

This is not the Principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 312 Chamberlin Avenue, Nashville, Tennessee 37209
(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 my/our hand(s) this 8th day of September, 2000.

Randall D. Craft

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

Davidson County DEEDWARR
Recvd: 11/30/00 09:18 2pgs
Fees:11.00 Taxes:277.50

20001130-0117363

TAI

09/07/00 THU 16:09 FAX 8018759815 ALPHATRON INC. 002

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within-named Randall D Craft , married , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee on this the 8th day of September, 2000.

My Commission Expires 5/20/01

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me. _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 8th day of September, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☒ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

09/07/00 THU 16:10 FAX 8019759815 ALPHATRON INC. 002