WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,900.00

X Janet VanBuhler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF February, 2001

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/12/01 13:26 2pgs
Fees:11.00 Taxes:288.23
20010212-0013429

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, Public Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet A. VanBuhler (NAME)	Sebring Capital Corporation (NAME)	MAP 71-16
1309 Montgomery Avenue (ADDRESS)	4000 International Pkwy No 3000 (ADDRESS)	PARCEL 153
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (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, Gertrude Burnett and husband, Billy Burnett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet A. VanBuhler, 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. 8 on the Map of Essex Place, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, as follows, to-wit:

Beginning on the Easterly margin of Montgomery Street, at the intersection of the Easterly margin of said Montgomery Street and the Northerly margin of Jewell Street; thence with the Easterly margin of said Montgomery Street, Northwardly 54.25 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two lots, Eastwardly 150 feet to the Westerly margin of an alley; thence with said alley, Southwardly 53.75 feet to the Northerly margin of said Jewell Street (also known as LeRoy Street), Westwardly 150 feet to the beginning.

Being the same property conveyed to Gertrude Burnett by deed from Emma Lou Merritt, of record in Book 9549, Page 705, Register's Office for Davidson County, Tennessee. Emma Lou Merritt retains a life estate and she is now deceased.

Billy Burnett joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Gertrude Burnett.

unimproved ( )
This is improved (X) property, known as 1309 Montgomery Avenue, Nashville, TN 37207
(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 our hand s this 9th day of February, 2001

X Gertrude Burnett
Gertrude Burnett

X Billy Burnett
Billy Burnett

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 Gertrude Burnett and husband, Billy Burnett

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 Goodlettsville, Tennessee, this 9th day of February, 2001.

Commission expires 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 _____ 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