WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 2001

Notary Public

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

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne Murphy (NAME)	Sebring Capital Corporation (NAME)	MAP 50-15
3310 Leondale Terrace (ADDRESS)	4000 International Pkwy, #3000 (ADDRESS)	PARCEL 5
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Carrollton, Texas 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, Fletcher H. Ball and wife, Novelene W. Ball

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvonne Murphy and husband, Steven Murphy

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 Davidson County, Tennessee, BEING Lot No. 656 on the Plan of Parkwood Estates, Section 4, of record in Plat Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

SAID Lot No. 656 fronts 86.2 feet on the southerly margin of Leondale Terrace and runs back between lines, 136.4 feet on the easterly line and 141.2 feet on the westerly line to a dead line in the rear on which it measures 71.6 feet.

BEING all of the same property conveyed to Fletcher H. Ball and wife, Novelene W. Ball, by Warranty Deed from Gaines Home Building Corporation, of record in Book 3767, page 319, Register's Office for Davidson County, Tennessee.

Jeanna Ball executes this instrument as Attorney-in-Fact on behalf of Fletcher H. Ball and wife, Novelene W. Ball, pursuant to the Power-of-Attorney, being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/23/01 10:41 2pgs
Fees:11.00 Taxes:380.73
20010323-0028130

unimproved ( )
This is improved (X) property, known as 3310 Leondale Terrace, 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 19th day of March, 2001

Fletcher H. Ball Fletcher H Ball
By: Jeanna Ball, POA
Jeanna Ball, Attorney-in-fact
Novelene W. Ball Novelene W. Ball
By: Jeanna Ball, POA
Jeanna Ball, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19TH day of March, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeanna Ball to me known to be the person who executed the foregoing instrument in behalf of Fletcher H. Ball and Novelene W. Ball, and acknowledged that she executed the same as the free act and deed of the said Fletcher H. Ball and wife, Novelene W. Ball.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19th day of March, 2001.

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____