WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires May 27, 2001

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Henry (NAME)	Sebring Capital (NAME)	MAP 83-10
1714 Forrest Avenue (ADDRESS)	P.O. Box 117198 (ADDRESS)	PARCEL 292
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Carrollton TX 75011-7198 (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, Seana Caluger and husband, Dave Caluger

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

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. 74 on the Plan of Lockeland, of record in Plat Book 57, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Seana Lee Beaty, unmarried, by deed from Mary Helen Smithson and James E. Johnson and Charles Eugene Johnson and Carl Johnson and Lois Crawford and Ernest Johnson and Irene Eads and Barbara Jaco, of record in Book 10125, page 562, Register's Office for Davidson County, Tennessee. Further quitclaimed to Seana Caluger and Dave Caluger of record in Book 11692, page 409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 57, page 135; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/02/01 15:27 2pgs
Fees:11.00 Taxes:451.40

20010502-0045018

unimproved ( )
This is improved (X) property, known as 1714 Forrest Avenue, Nashville, Tennessee 37206
(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 day of

Seana Caluger

Dave Caluger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seana Caluger and husband, Dave Caluger

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 Brentwood, Tennessee, this 1st day of August, 2001.

Commission expires 9/25/2004

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Notary Public

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 _____, _____.

My commission expires _____

_____
Notary Public