WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/01 08:47 2pgs
Fees:13.00 Taxes:551.30
20010823-0090975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lemuel Thomas Catlin	Sebring Capital Corporation	MAP 149-1B
(NAME)	(NAME)	
701 Leadenhall Court	4000 International Pkwy #3000	PARCEL 43
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Carrollton, Texas 75007	
(CITY) (STATE) (ZIP)	(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, D. Steven Wheeler joined by his wife, Meredia Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lemuel Thomas Catlin and wife, Anna R. Catlin

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. 294 on the Plan of Piccadilly Square, Phase 3, of record in Book 6250, Page 892-894, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said Lot No. 294 fronts 78.39 feet on the westerly side of Leadenhall Court fronts a total of 106.29 feet on the northerly side of Billingsgate Road; said frontages are joined by a curve which has a radius of 41.50 feet, and runs back 113.91 feet on the northerly lot line and 100 feet on the 100.00 feet on the westerly lot line to a point of intersection.

Being the same property conveyed to D. Steven Wheeler by deed from Fidelity Federal Savings & Loan of record in Book 7801, Page 760, and Book 10459, Page 778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2001 and subsequent years, easements and restrictions of record.

Meredia Wheeler, wife of D. steven Wheeler joins in this conveyance for the express purpose of waiving any and all marital interest which she has had in the past or may have in the future.

unimproved ( )
This is improved (X) property, known as 701 Leadenhall Court, Antioch, Tennessee 37013
(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 hand this 17th day of August 2001

D. Steven Wheeler

Meredia Wheeler

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 D. Steven Wheeler and Meredia Wheeler

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 17th day of August, 2001.

Commission expires January 26, 2004

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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