21-1-839

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/01 14:58 2pgs
Fees:13.00 Taxes:381.10
[redacted]0904-0095466

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 103,000.00
Billy W. Risner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY August 20 01
SUZANNE L. EGGE NOTARY PUBLIC
Notary Public
MY COMMISSION EXPIRES May 23, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy W. Risner (NAME)	Sebring Capital Corporation (NAME)	MAP #96-15-0
3123 Boulder Park Drive (ADDRESS)	4000 International Pkwy; #3000 (ADDRESS)	PARCEL #45
Nashville, TN 37214 (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, Bret Egan and Diane Egan, Co-Administrators of the Estate of John Thomas Egan, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy W. Risner

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. 95, on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John Thomas Egan, Jr. by Quitclaim Deed from Stephanie Smith Egan, of record in Book 10293, Page 122, Register's Office for said County. See also deeds of record in Book 8113, Page 905; Book 7881, Page 738; and Book 6334, Page 468, said Register's Office. The said John Thomas Egan, Jr. now being deceased. John Thomas Egan, Jr. died leaving as Co-Administrators the Grantors herein. See also Probate File #OOP-1675 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3642, Page 478, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 42, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5666, Page 625, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3123 Boulder Park Drive, Nashville, TN 37214
(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 21st day of August, 20 01

Bret Egan
Bret Egan

Diane Egan
Diane Egan

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____ 20_____ .

Commission expires _____ _____
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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____
Notary Public

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 Bret Egan and Diane Egan, Co-Administrators, for the Estate of John Thomas Egan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Co-Administrators of the Estate of John Thomas Egan, Jr. are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 21st day of August, 2001.

My Commission Expires: 1/26/02 Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MARIE BRADFORD NOTARY PUBLIC AT LARGE COUNTY, TENN.