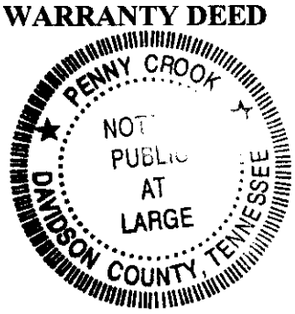
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES 9-25-04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/07/01 16:02 2pgs
Fees:13.00 Taxes:333.00

20010907-0097532

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2240

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene D. Simpson	Sebring Capital Corporation	083-02-0-213.00
(NAME)	(NAME)	
1500 Douglas Ave.	4000 International Parkway #3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Carrollton, TX 75002	
(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, Willie M. Peete, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene D. Simpson, 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. 79 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 –26 Brownsville Addition as of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Nathaniel Peete received title on May 18th 1998 by Deed recorded in Book 10968, Page 965, said Register's Office. Said property being further conveyed to Willie Mae Peete by Quit Claim Deed of record dated March 17, 2001 Instrument No. 20010328-0029917, said Register's Office.

Being the same property conveyed to William Carl Arline and wife, Peggy J. Arline of record in Book 5484, Page 90, said Register's Office. Said Property has since been conveyed by Quit Claim Deed from Peggy J. Arline to William Carl Arline being recorded simultaneously herewith. William C. Arline (aka William Carl Arline) has since conveyed said property by Quit Claim Deed to Nathaniel Peete of record in Book 10968, Page 965, said Register's Office. Said Property further conveyed to Willie M. Peete by Quit Claim Deed from Nathaniel Peete of record in Instrument No. 20010328-0029917, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1500 Douglas Ave., Nashville, TN 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 my hand this 31st day of August, 2001.

Willie M. Peete

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 Willie M. Peete the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of August, 2001.

Commission expires: 9/25/04

Notary Public

PENNY CROOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027