Davidson County DEEDWARR
Recvd: 09/11/01 08:59 2pgs
Fees:13.00 Taxes:425.50
20010911-0098406

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 21-080147

MORTGAGEE:

Sebring Capital Corporation
4000 International Pkwy., No. 3000
Carrollton, TX 75007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Affiant

Sworn to and subscribed before me on this the 31st day of August, 2001.

NOTARY PUBLIC
My Commission Expires: 06/14/05

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Catherine Masters	Sebring Capital Corporation	051-03-0 024.00
608 Vantrease Road	Same as above	
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **LETTIE G. HORNE, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CATHERINE MASTERS, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being on the Southerly margin of Marthona, formerly Ezell Road, South at the Northeast corner of the property conveyed to Norma B. Wilburn by deed from Benjamin L. Gordon and wife, of record in Book 2302, Page 162, RODC, being the corner of Lots No. 22 and 23; thence with the Southerly margin of said lot Eastwardly 100 feet to the corner of Lots Nos. 26 and 27; thence with the line between said two lots Southwardly 344.8 feet; thence North 88 deg. 40 min. West 100 feet to the Southeast corner of said Wilburn property; thence with the Eastwardly line of said Wilburn property and Northwardly 347 feet to the beginning.

BEING the same property conveyed to DALE HORNE and wife, LETTIE G. HORNE by Deed dated May 13, 1968, from WILLIAM T. BURGESS and wife, ARLENE BARBARA BURGESS and recorded in Book 4234, Page 910, Registers' Office for Davidson County, TN. The said Dale Horne having since died, leaving as his sole heir his wife, Lettie G. Horne.

This is improved property known as 608 Vantrease Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 31st day of August, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lettie G. Horne

LETTIE G. HORNE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, LETTIE G. HORNE the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of August, 2001.

Mary D. Brooks

NOTARY PUBLIC

My Commission Expires: 06/14/05

