21-1-407

Davidson County DEEDWARR
Recvd: 10/10/01 11:44 2pgs
Fees:13.00 Taxes:332.63
20011010-0110373

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **September, 2001** by and between **Alice E. Jackson** , herein after referred to as GRANTOR, and **Eric B. Funderburk and wife, Ginger Funderburk** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee; being Lot No. 31 and the westerly 10 feet of Lot No. 32 on the Map of M. N. Youngs Inglewood Annex as of record in Book 547, page 197, Register's Office for Davidson County, Tennessee and is more particularly described as follows.

Said Lot and part of said Lot adjoin and front 60 feet on the northerly side of Norvel Avenue and extends back 124 feet on the westerly line and 122.7 feet on the easterly line to a dead line and measures 60 feet thereon.

Being the same property conveyed to Alice E. Jackson by deed from Janice Gotto Goolsby and husband, David Coleman Goolsby of record in Book 6006, page 905, Executed 2/1/1983, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1315 Norvel Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Alice E. Jackson

Alice E. Jackson
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Alice E. Jackson** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **September, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Eric B. Funderburk and Ginger Funderburk
1315 Norvel Avenue, Nashville, TN 37216

Send Tax Statements to:
SEBRING CAPITAL CORP.
4000 INTERNATIONAL PARKWAY, STE 3000, CARROLLTON, TX 75007

MAP AND PARCEL--061-15-0-208.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **September, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-968