This Instrument was Prepared by and
After Recording Please Return to:
Title Enterprise Service Company
214 Centerview Drive
Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/28/01 17:34 3pgs
Fees:18.00 Taxes:332.63
20011228-0144173

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Zero and 00/100 Dollars ($00.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Phyllis Elaine Murphy** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Courtney N. Lawrence and wife, Myrtesa L. Lawrence** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davdson** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A" (Attached)

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of December, 2001.

Phyllis Elaine Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Phyllis Elaine Murphy,** the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of December, 2001.

Notary Public

My Commission Expires: _____

APRIL C. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $89,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of December, 2011.

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: 82-03-537.00

ADDRESS NEW OWNER:
Courtney N. Lawrence
Mrytesa L. Lawrence
848 Joseph Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
Sebring Capital Corporation
4000 Interanational Parkway
#3000
Dallas, TX 75007

File # 2-010978

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 20 on the Plan of Nashville Housing Authority Subdivision, Number One of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phyllis Elaine Murphy from Larry Murphy by divorce decree dated June 27, 1996 and recorded July 15, 1996 in Book 10121, page 626, Register's Office for Davidson County. Also conveyed by Warranty Deed in Book 9431, page 771 and Affidavit of record in Instrument No. 200112190140197, Register's Office for said County.

This conveyance is subject to all matters of record on plat in Plat Book 3700, page 42, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).