File # 13

Record & Return To:
Advantage Title & Escrow
3354 Perimeter Hill Drive
Nashville, TN 37211

File No.
#28507

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,800.00

Linda J. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2002

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Fontaine	Sebring Capital Corporation	Map: 120-13-3
(NAME) 310 Finley Drive	(NAME) 4000 Interchange Pkwy Ste 3000	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Carrollton TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, GARY LEE MASON, SOLE HEIR AT LAW TO THE ESTATE OF ALBERT B. MASON, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto * hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* James R. Fontaine and wife, Jerry K. Fontaine

Land in Davidson County, Tennessee, being all of Lot No. 2 on the Plan of Finley Gardens, according to plat thereof, recorded in Book 2083, page 69, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Albert B. Mason and wife, Mary L. Mason by Warranty Deed of record in Book 3252, page 273, said Register's Office. The said Mary L. Mason having since died on 7/19/2000. The said Albert B. Mason having died on 11/7/00 leaving Gary Lee Mason as his sole heir at law and sole surviving devisee named in the Last Will and Testament of Albert Benjamin Mason of record in Instrument No. 20010215-0014577, said Register's Office.

Subject to any and all matters as shown on plat of record in Plat Book 2083, page 69, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 310 Finley Drive, Nashville, TN 37217
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 16th day of January, 2002.

Gary Lee Mason
Gary Lee Mason

Davidson County DEEDWARR
Recvd: 01/30/02 13:37 2pgs
Fees:13.00 Taxes:350.76
20020130-0013217

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Gary Lee Mason, sole heir at law to the Estate of Albert B. Mason who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2002.

Notary Public

My Commission Expires: 1/24/05

(SEAL)

CAROL T BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.