27A
1 of 3

WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: April 26, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Ray Beaty (NAME)	Sebring Capital Corp (NAME)	150 4
1001 Esturbridge Court (ADDRESS)	4000 International Pkwy #3000 (ADDRESS)	145
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	2DX 04007

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, Michael C Horton and wife, Carmen E Horton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Ray Beaty, a single person

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:

Land in Davidson County, Tennessee, being Lot No 643 on the Plan of Kensington of Priest Lake Phase III, Revised of record in Plat Book 6900, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description threof.

Being the same property conveyed to Michael C Horton and Carmen E Horton by deed from Jimmy C Bickford and wife, Kathryn A Bickford dated 4/28/00 of record as Instrument #200005020043868, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7149, page 669, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Davidson County DEEDWARR
Recvd: 02/28/02 08:29 2pgs
Fees:13.00 Taxes:721.13

20020228-0025308

unimproved ( )
This is improved (X) property, known as 1001 Esturbridge Court, Antioch, Tennessee 37013
(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 our hand s this 21st day of February, 2002

Michael C Horton

Carmen E Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael C Horton and wife, Carmen E Horton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of February, 2002

Commission expires April 26, 2005

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively, of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public