2nd
1 of 3

Davidson County DEEDWARR
Recvd: 03/14/02 08:32 2pgs
Fees:13.00 Taxes:291.19

20020314-0032112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,700.00

Subscribed and sworn to before me, this 8th day of ~~February,~~ MAR, 2002.

My Commission Expires:
4/26/05

Affiant

Notary Public

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
TIMOTHY J. HAWKINS 128 EAST AVENUE GOODLETTSVILLE, TN 37072 MAP & PARCEL NO. 026-01-0/051.00	Sebring Capital Corporation 4000 International Pkwy #3000 Carrollton, TX 75007

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,

CITIBANK, N.A., as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

TIMOTHY J. HAWKINS, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lots Nos. 24, 25 and the south one half of Lot No. 26 in Block "g" Second Addition to Roscoe Place as of record in Book 843, Page 73, Register's Office for said County, Said Lot NO. 24 fronts 50 feet on the east side of Hudson Avenue and runs back between lines 148 feet on the south line and 149 feet on the north line to a dead line. And said Lot No. 25 and the south one half of Lot No. 26 in Block "G" front together 75 feet on the easterly side of Hudson Avenue and running back 149 feet on the southerly line and on the north line 150 feet more or less to a dead line, measuring 88 1/2 feet, more or less, thereon.

Being the same property conveyed to Citibank, N.A. as Trustee, by Substitute Trustee's Deed, from Arnold M. Weiss, as Substitute Trustee, dated June 19, 2001, filed of record on July 12, 2001, in Instrument No. 20010712-0074257, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *128 EAST AVENUE, GOODLETTSVILLE, TN 37072*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 11th DAY OF FEBRUARY, 2002.

CITIBANK N.A.
By: Chase Manhattan Mortgage Corp. as attorney-in-fact

by: Joe Lanning, Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, who, upon oath, acknowledged him/herself to be the Asst. Vice President of CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 11th day of February, 2002.

My Commission Expires: 9/25/04

JOHN J. CONNOLLY
Commission # 1278367
Notary Public - California
San Diego County
My Comm. Expires Sep 25, 2004

Notary Public
John J. Connolly

SPECIAL WARRANTY DEED