WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/02 10:05 2pgs
Fees:13.00 Taxes:1276.50

20020402-0039629

G-7921-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Wayne Davis (NAME)	Sebring Capital Partners, (NAME)	52-6-95
852 Florence Circle (ADDRESS)	4000 International PKWY, #3000 (ADDRESS)	11D 78580
Madison, TN 37115 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (CITY) (STATE) (ZIP)	

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, Roy L. Stogner and wife, Margaret D. Stogner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Wayne Davis and wife, Caroline Davis

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 Nos. 26 and 27 on the Map of Layman Foundation's Second Subdivision of Madison Heights (not of record), as shown on the survey made by Lewis D. Justice, Surveyor, in December, 1944, as follows:

BEGINNING at a point on the southerly margin of the proposed extension of Florence Avenue (now the southerly margin of Florence Circle) at the northeast corner of Lot 17-B shown on the Map of the Layman Foundations First Subdivision of Madison Heights of record in Book 974, Page 65, Register's Office for Davidson County, Tennessee; thence southerly along the easterly line of Lot 17-B, 210 feet in the low water mark of Cumberland River; thence easterly along the low water mark of said River, 218 feet to the center of a drain, thence northerly along the center of said drain, 243 feet, more or less, to the southerly margin of a proposed extension of Florence Avenue (now Florence Circle) and being the common corner of Lot Nos. 26 and 27 on the Map of the Second Subdivision; thence along the southerly margin of said Avenue (now the southerly margin of Florence Circle), the following four calls; westerly 86.2 feet to a stake; thence continuing in the same direction 138.8 feet to the common corner of Lot Nos. 26 and 27 and continuing westwardly 140.9 feet to a stake; thence in the same direction 69.1 feet to the point of beginning.

Being the same property conveyed to Roy L. Stogner and wife, Margaret D. Stogner by deed from Boatright and Associates, Inc., as Debtor in Possession, a corporation of record in Book 8474, Page 764, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 852 Florence Circle, Madison, TN 37115
(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 28th day of March 2002

Roy L. Stogner

Margaret D. Stogner

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Stogner and wife, Margaret D. Stogner

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 Goodlettsville, Tennessee, this 28th day of March 2002.

Commission expires 10-25-03

Notary Public

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 _____ 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