FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/02 10:53 2pgs
Fees:13.00 Taxes:349.65
20020502-0054005

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-8032-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(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
Kenneth C. Rightmire (NAME)	Sebring Capital Corporation (NAME)	MAP 34-13
1257 North Graycroft Avenue (ADDRESS)	4000 International Pkwy, #3000 (ADDRESS)	PARCEL 245
Madison, TN 37115 (CITY) (STATE) (ZIP)	Carrollton, TX 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, James W. Alley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth C. Rightmire, married

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 39, on the Plan of Section 1, Primrose Meadows, of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 68 feet on the northerly margin of Graycroft Avenue and extends back 170 feet on the easterly line, crossing a witness line at 130 feet, and 165.14 feet on the westerly line, crossing a witness line at 122.14 feet, to the center of Dry Creek in the rear, measuring 69 feet thereon. Also conveyed hereby is an easement for driveway purposes as described in a deed of record in Deed Book 5239, Page 859, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Alley by deed from Carl F. Morris and wife, Eva Laura Morris of record in Book 11406, Page 492, Register's Office for Davidson County, Tennessee.

Traci M. Alley, spouse of James W. Alley, joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property now or in the future.

unimproved ( )
This is improved (X) property, known as 1257 North Graycroft Avenue, 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 my hand this 29th day of April, 2002

James W. Alley

Traci M. Alley

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 James W. Alley and wife, Traci M. Alley

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 29th day of April, 2002.

Commission expires _____

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