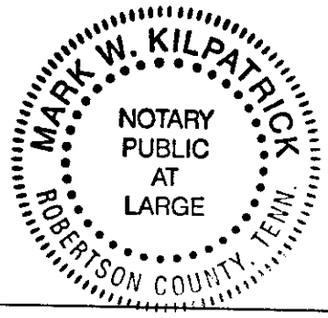
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$137,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 4-26-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis G. Hicks	Sebring Capital Partners, Limited Partnership	176-5-102
(NAME)	(NAME)	
5108 Hickory Grove Drive	4000 International Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Carrollton, TN 75007	
(CITY) (STATE) (ZIP)	(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, Francis Farnandez Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis G. Hicks and wife, Janet Hicks, 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. 64 on the Plan of Final Plat, Hickory Woods Section B, of record in Plat Book 6900, Page 512, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Francis Farnandez, Jr., unmarried by deed of record in Book 8053, Page 168, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Francis Farnandez, Jr. by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020506-0054923 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5108 Hickory Grove Drive, Antioch, TN 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.

Davidson County DEEDWARR
Recvd: 05/06/02 08:25 2pgs
Fees:13.00 Taxes:506.90

20020506-0054924

Witness my/our hand(s) this 30th day of April, 2002.

Francis Farnandez, Jr.
by Carolyn Adcock
Attyinfact

Francis Farnandez Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of April, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Francis Farnandez, Jr. and who acknowledged that she executed the same as the free act and deed of the said Francis Farnandez, Jr., through Power of Attorney granted she by the said Francis Farnandez, Jr.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2002.

Commission expires: May 26, 2002

Elizabeth J. Triplett

Notary Public

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