WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/09/02 12:50 2pgs
Fees:13.00 Taxes:297.85
20020709-0082405

Return to: THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205 #270

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Richard	Sebring Capital Partners, LP	52-1-302
(NAME) 771 Madison Boulevard	(NAME) 4000 International Parkway # 3000	
(ADDRESS) Madison, TN 37115	(ADDRESS) Carrollton, TX 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, **Michael W. Huffines, and wife, Reba H. Huffines, and Alice F. Huffines, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY R. RICHARD, 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:

Being Lot No. 1 on the Plan of Re-subdivision of Part of Lot No. 7 of Power and Roth's Subdivision of Madison Park, of record in Book 4300, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Huffines and wife, Reba H. Huffines and Alice F. Huffines, by Warranty Deed from Bank One, National Association, as Trustee f/k/a First National Bank of Chicago, dated February 5, 2002, of record in Instrument Number 20020208-0017573, Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 771 Madison Boulevard, 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/our hand(s) this 27th day of June, 2002.

Alice F. Huffines

Michael W. Huffines

Reba H. Huffines

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 Michael W. Huffines, Reba H. Huffines and Alice F. Huffines, 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 Nashville, Tennessee this 27th day of June, 2002.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

