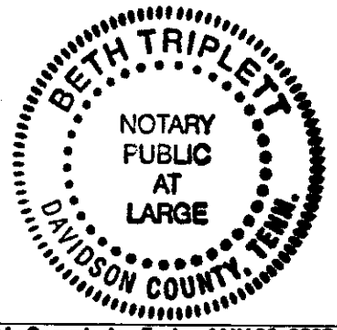
Box 13
4272

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis J. Pepperack	Sebring Capital Partners	Map 76-05
(NAME) 104 Ashley Cove	(NAME) 400 Internatinal PKWY, Ste 300	Parcel 159
(ADDRESS) Hermitage, TN 37076	(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, **Brandon K. Benefield and wife, Amy K. Benefield**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis J. Pepperack and wife, Daniela P. Pepperack**, 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. 7 on the Plan of Ashley Place, of record in Book 7900, page 123 and corrected in Book 8307, page ~~123~~ 239, said 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 Brandon K. Benefield and wife, Amy K. Benefield by deed of record in Book11335, page 154, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 123, said Register's Office; and (c) Restrictive covenants contained in Book 8307, page 239,said Register's Office.

unimproved ☒
This is improved ☐ property, known as 104 Ashley Cove, Hermitage, TN 37076
(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 hands this 27th day of September, 2002.

Brandon K. Benefield

Amy K. Benefield

Davidson County DEEDWARR
Recvd: 10/31/02 13:23 2pgs
Fees:13.00 Taxes:388.50

20021031-0133528

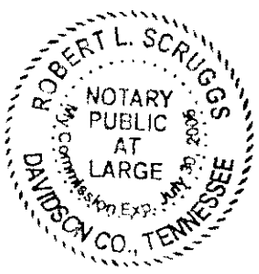
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Bandon K. Benefield and Amy K. Benefield, 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 Brentwood, Tennessee this 27th day of September, 2002.

Commission expires:



Robert L. Scruggs Notary Public