Davidson County DEEDWARR
Recvd: 01/07/03 15:24 2pgs
Fees:12.00 Taxes:0.00

20030107-0002886

9.45

WARRANTY DEED

ENTERED
Phillip G. Simpson
PROPERTY ASSESSOR
DEC 20 2001

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires NOV. 7, 2005

DAVIDSON
MAP GP CTL PAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

X Billy Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Denton (NAME)	Sebring Capital Corporation (NAME)	17 PARCEL 104
2745 Lower Walkers Creek (ADDRESS)	16610 Dallas Parkway, Suite 2400 (ADDRESS)	
Goodlettsville, Tennessee 370 (CITY) (STATE) (ZIP)	Dallas, TX 75248 (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, Charles E. Allen and wife, Judy G. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Billy Denton and wife, Teresa Denton~~ Billy J. Denton and spouse, Teresa A. Denton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 2745 Lower Walkers Creek Rd, Davidson County, Goodlettsville, TN, 37072 AND:

Land in the 10th Civil District of Davidson County, Tennessee, formerly the 20th District, described as follows:

Beginning at W.B. Trenary's northwest corner; thence with the Lower Walker Creek Road between the Binkley property and the Trenary property in a northeasterly direction 10 rods to a point on said Road; thence in a northwesterly direction parallel with the common boundary line of the Binkley property and the R.E. White property, 15 rods to a point; thence southwesterly and along a line parallel to the front line, along said Lower Walker Creek Road, 10 rods to a point on the common boundary line of the R.E. White property; thence 15 rods along said common boundary line to the point of beginning and containing 1 acre more or less.

Being the same property conveyed to Charles E. Allen and wife, Judy G. Allen by deed dated 10-29-75, from Larry G. Hicks and wife, Bettye Ruth Hicks, filed for record on 11-03-75, in Book 4967, page 330, Register's Office for County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

SUMNER COUNTY REGISTER

unimproved ( )
This is improved (X) property, known as 2745 Lower Walkers Creek, Goodlettsville, Tennessee 37072
(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 & this 11th day of December 2001

Charles E. Allen

Judy G. Allen

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 473711 Instrument 585397
Rec'd: 10.00 NBk: 86 Pg 90
State: 362.23 Recorded
Clerk: 1.00 12/20/2001 at 9:45 am
EDP: 2.00 in Record Book
Total: 375.23

1391 Pg 224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Authority, a Notary Public in and for said County and State, the within named Charles E. Allen and wife, Judy G. Allen

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 11th day of December 2001.

Commission expires _____

Notary Public

TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2005

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

STATE OF TENNESSEE
SUMNER COUNTY

I, Pamela L. Whitaker, Register in and for said State and County do hereby certify that this is a true and correct copy of a Deed which appears of record in Book 1391 Page 134 Register's Office, Sumner County, Tennessee.

Given under my hand and official seal at office in Gallatin, Tenn.
This the 7th day of Jan., 2003

Pamela L. Whitaker (SEAL)
Pamela L. Whitaker, Register

SUMNER COUNTY REGISTER