WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Archie L. French II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/23/03 13:55 2pgs
Fees:13.00 Taxes:188.70
20031223-0182652

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie L. French II	Sebring Capital Partners, Limited Partnership	72-2-50.00
(NAME)	(NAME)	
1002 West Kirkland Avenue	4000 International Pkwy #3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, Charlie Adams and wife, Hattie Adams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archie L. French II, 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. 19 on the Plan of Richardson Subdivision, Block "A", as of record in Book 2133, Page 2, Register's Office for said County, and described as follows:

BEGINNING at a point on the southerly margin of Richardson Avenue, near the intersection of Cooney Street, at the corner of Lots 18 and 19; thence westerly 92.7 feet to a point; thence northerly 75.2 feet to the southeasterly margin of Cooney Street; thence with the margin of the same, northeasterly 85.3 feet to the beginning of a curve; thence along said curve, northeasterly 33.3 feet to the beginning.

Being the same property conveyed to Charlie Adams and wife, Hattie Adams by deed from Golden B. Kimble and wife, Nina Kimble, of record in Book 3101, page 29, Register's Office, Davidson County, Tennessee.

Subject to easement of record in Book 2021, Page 287, said Register's Office.

Subject to restrictions of record in Book 1372, page 22, said Register's Office.

Deborah Adams Sartain executed this instrument on behalf of Charlie Adams and wife, Hattie Adams pursuant to a Power of Attorney of record in Instrument No. * & ** , Register's Office, Davidson County, Tennessee.

* 20031223-0182650
** 20031223-0182651

unimproved ☐

This is improved ☒ property, known as 1002 West Kirkland Avenue, Nashville, TN 37216
(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 19th day of December, 2003.

Charlie Adams
Charlie Adams
BY: Deborah Adams Sartain AIF
Deborah Adams Sartain, Attorney-in-Fact

Hattie Adams
Hattie Adams
BY: Deborah Adams Sartain AIF
Deborah Adams Sartain, Attorney-in-Fact

STATE OF TENNESSEE

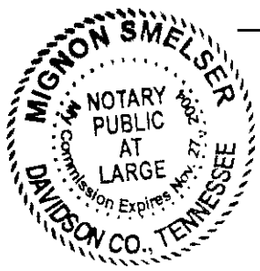
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Adams Sartain with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Charlie Adams and wife, Hattie Adams as their Attorney in Fact as the free act and deed of the within named Charlie Adams and wife, Hattie Adams.

Witness my hand and official seal this 19th day of December, 2003.

Commission expires:

11-27-04



Notary Public