File No. 40052

WARRANTY DEED

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

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
Harrison Cummings	Sebring Capital Partners, L.P.	026 09 0 055.00
(NAME)	(NAME)	
410 Moss Trail	4000 INternational Prkwy. Ste.3000	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, Sherry H. Eley, now known as Sherry L. Franks, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harrison Cummings and wife, Tracy Cummings, 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. 26 on the plan of Goodlettsville Heights Subdivision, Section Number Two, of record in Book 1424, Pages 120 and 121, Register's Office for said County.

SAID Lot No. 26 fronts 159.0 feet on the northerly margin of Moss Trail Road and extends back 242.4 feet on the westerly line and 253.4 feet on the easterly line to a dead line in the rear, measuring 159.2 feet thereon.

Being the same property conveyed to James Clifton Eley and wife, Sherry Hardaway Eley by deed from William C. Sanders, Jr. and wife, Shirley B. Sanders, dated July 22, 1986, of record in Book 6926, page 357, Register's Office, Davidson County, Tennessee. The said James C. Eley (a/k/a James Clifton Eley) conveyed all his right, title and interest in and to subject property to the said Sherry H. Eley (a/k/a Sherry Hardaway Eley) by quitclaim deed of record in Book 9225, page 885, Register's Office, Davidson County, Tennessee.

The said Sherry Hardaway Eley, Sherry H. Eley and Sherry L. Franks are all one and the same person.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 410 Moss Trail, Goodlettsville, TN 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 my hand this 26th day of February, 2004.

Davidson County DEEDWARR
Recvd: 03/05/04 13:47 2pgs
Fees:13.00 Taxes:486.18
20040305-0025560

Sherry L. Franks

File No. 40052
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 Sherry L. Franks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2004.

Commission expires:

Notary Public

STEVEN WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN 24, 2004

AFTER RECORDING RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075