WARRANTY DEED

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: 2/31/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: ~~Same~~ Elton Demoss	MAP-PARCEL NUMBERS
Elton Demoss (NAME)	~~Sebring Capital Corporation~~ (NAME)	091-150-221.00
304 51st Ave NORTH (ADDRESS)	7221 Indian Creek Rd (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville TN 37209 (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, Sandra K. Prince and son, and John P. Bridges, joint tenants with ROS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elton Demoss

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:

Property located at: 304 51st Ave, DAVIDSON COUNTY, Nashville, TN 37211 AND:

Land in Davidson County, Tennessee being Lot NO. 10 ont he plan of Revised Map of D.E. Rutherford Subdivision of Block 10 of the Charlotte Pike Company's Addition to Nashville, of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 10 fronts 60 ft. on the easterly margin of 51st Avenue and extends back between parallel lines with the southerly margin of an alley and the line between lots 10 & 11, 155 ft. to an alley.

Being the same property conveyed to Sandra K. Prince and son, John P. Bridges, as joint tenants with R.O.S. on 11-05-93, by deed from Sandra K. Prince, filed for record on 11-08-93, in Book 9144, page 650, Register's Office for Davidson County, Tennessee.

PICK-UP

Davidson County DEEDWARR
Recvd: 11/17/04 11:50 2pgs
Fees:13.00 Taxes:318.20
20041117-0138043

unimproved ( )
This is improved (X) property, known as 304 51st Ave NORTH, Nashville, Tennessee 37209
(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 S this 10 day of September 2004

Sandra K. Prince
Sandra K. Prince

John P. Bridges
John P. Bridges

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 Sandra K. Prince and son, and John P. Bridges, joint tenants with ROS

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 Old Hickory, Tennessee, this 10 day of September 2004.

Commission expires 8/31/08

Roy C Forney III
Notary Public

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 _____, _____.

ROY C. FORNEY, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires _____

_____
Notary Public