14999

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,800.00

X Jerry Nolan Callis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Archie L. French, Sr.	Sebring Capital Partners, L.P.	Map 042
332 E. Marthona Rd.	3000 Carrollton, TX 75007	Group 15-0
Madison, TN 37115	Carrollton, TX 75007	Parcel 057.00

FOR AND IN 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

Barbara Callis Knopf and Jerry Nolen Callis and Jacky Thomas Callis, Devisees of the Estate of John N. Callis Billy Sylvester Wootten, Heir of the Estate of Deloris June Callis Wootten

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Archie L. French, Sr., a married 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 Lots Nos. 148, 149, 150, and 151, in Block "B" on the Map of Marthonna, not of record, and described according to a copy of a survey made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road East at the corner of Lots Nos. 147, 148; thence with the line between said Lots Nos. 86 deg. 02' West 422.5 feet to the corner of said lots and of Lots Nos. 90 and 91; thence North 2 degrees 58' East 100 feet to the corner of Lots 86, 87, 151 and 152; thence with the line between Lots 151 and 152, south 86 degrees 02' East 422.5 feet to the west margin of Ezell Road East; thence with the margin of the same south 2 degrees 58' west 100 feet to the beginning.

Being the same property conveyed to John C. Callis and wife, Francis J. Callis by deed of record in Book 4721, Page 830, Register's Office for said County. The said Francis J. Callis having predeceased John C. Callis. John C. Callis died testate leaving as sole devisees Barbara Callis Knopf, Jerry Nolen Callis, Jacky Thomas Callis, and Dolores June Callis Wootten. See will of record in File No. 04P-1294, Probate Court, Davidson County, Tennessee. The said Deloris June Callis Wootten (a/k/a Delores June Callis) died leaving as sole heirs Billy Sylvester Wootten, Christopher Callis Wootten, John Daniel Wootten, and Billy Sylvester Wootten , as established by Affidavit of Heirship of record in Instrument 20050124-0008328, said Register's Office. See also Quitclaim Deed from Christopher Callis Wootten, John Daniel Wootten and Billy Sylvester Wootten to Billy Sylvester Wootten, of record in Instrument 20050124-0008329, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 332 E. Marthona Rd., Madison, TN 37115

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.

Davidson County DEEDWARR
Recvd: 01/24/05 09:33 2 pgs
Fees:13.00 Taxes:417.36

20050124-0008330

Witness our hands this 18th day of January, 2005.

Barbara Callis Knopf

Barbara Callis Knopf

Jerry Nolen Callis

Jerry Nolen Callis

Jacky Thomas Callis

Jacky Thomas Callis,

Billy Sylvester Wootten

Billy Sylvester Wootten,

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 Barbara Callis Knopf, Jerry Nolen Callis, Jacky Thomas Callis and Billy Sylvester Wootten, 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 Nashville, Tennessee, this 18th day of January, 2005.

My Commission Expires: 1/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RECORD & RETURN TO:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072