This instrument prepared by:
Brenda R. Lehman
Attorney at Law
First American Title
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-774111**

Davidson County DEEDWARR
Recvd: 05/05/05 12:27 3 pgs
Fees:18.00 Taxes:414.40



20050505-0050693

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fourth day of May, 2005**, by and between **Frank & Cross Properties Investment Company**, parties of the first part, and **Lavone Johnson and Janet Johnson**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson, County, Tennessee, being Lot 9, OAKWOOD SUBDIVISION, as shown on plat of record in Plat Book 5210, Page 149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank & Cross Properties Investment Company from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., by virtue of Cash Deed as recorded on 11/18/2004 in Instrument Number 20041118-0138569, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **43-1-156.00**
X Improved OR
Unimproved property located at: **1208 Sylvia Dr., Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Frank & Cross Properties Investment Company

By: Gustave Frank, Partner

By: William T. Cross, Partner

STATE OF **TENNESSEE**

COUNTY OF **SUMNER**

Before me, the undersigned Notary, personally appeared Gustave Frank and William T. Cross, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they are the Partners of Frank & Cross Properties Investment Company, the within named bargainor, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Partners.

Witness my hand and official seal this 4 day of May, 2005.

Fourth day of May, 2005.

Notary Public

My Commission Expires: 2-11-09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County

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Owner's Name: **Lavone Johnson**

and Address: **1208 Sylvia Dr.**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Sebring Capital Partners
4000 International Parkway,
Suite 3000
Carrollton, TX 75007

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**112,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fourth day of May, 2005.**

Notary Public

My Commission Expires: 2-11-09

Joe Lee Morel
State of Tennessee Notary Public
Sumner County