BOOK 10587 PG 452

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Richard B. Davis	Sebring Capital Corporation	MAP and PARCEL
Patricia L. Davis	Attn: Tax Dept.	
205 Pitts Avenue	16610 Dallas Parkway, Suite 2400	53-12/235
Old Hickory, TN 37138	Dallas, TX 75248	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Phillip Byron Flowers and Deborah Kay Flowers Brinton, and Stephen Oliver Flowers** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Richard B. Davis and Patricia L. Davis, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of Jackson's Landing Estates, of record in Plat Book 7900, Page 679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Virginia E. Flowers, by deed from J & M Homebuilders, Inc., a Tennessee Corporation, of record in Book 9746, Page 486, Register's Office for Davidson County, Tennessee. The said Virginia E. Flowers having since died and devised said property to Phillip Byron Flowers, Deborah Kay Flowers Brinton and Stephen Oliver Flowers by Last Will and Testament filed in the Probate Court Clerk's Office for Davidson County, Tennessee, No. 97UP120 .

This is property with a common address of 205 Pitts Avenue, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 7900, Page 679, said Register's Office, and all matters therein.

Grantors herein warrant that they have have never lived in said property as married persons.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $90,000.00

Patricia L. Davis
Affiant

Subscribed and sworn before me this 28th day of August, 1997.

My Commission Expires: 5/23/98
Notary Public

97 AUG 29 PM 2:00
FELIX Z. DAVIDSON COUNTY, TN REGISTER

0342906
IDENTIF. ↑ REFERENCE

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **August, 1997**.

Phillip Byron Flowers

Deborah Kay Flowers Brinton

Stephen Oliver Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

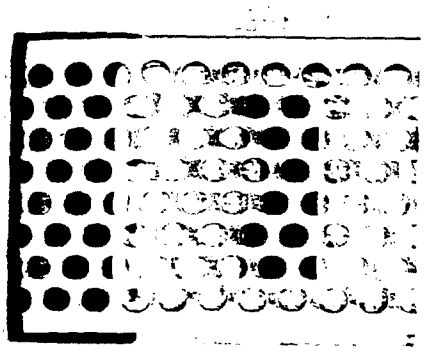
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Phillip Byron Flowers and Deborah Kay Flowers Brinton, and Stephen Oliver Flowers** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **August, 1997**.

Notary Public
My Commission Expires:

File No. 9706-099

2645 08/29 0101 03CHECK 342-00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10587 PG 454

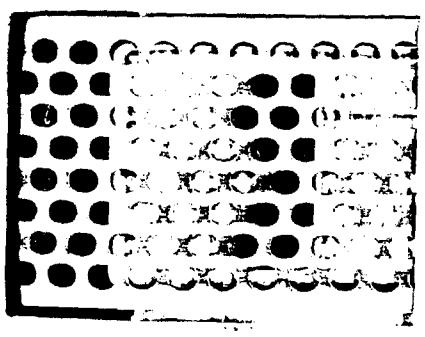
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

08/29/97 01 14:00 0001 2645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0342906
IDENTIF. ↑ REFERENCE

97 AUG 29 PM 2:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1198143