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This Instrument Prepared By: BOOK 10685 PG 229
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John J. Maffei
211 Lovell Street
Madison, Tennessee 37115

SEND TAX BILL TO:
OWNER

MORTGAGEE:
Sebring Capital Corporation
16610 Dallas Parkway, Suite 2400
Dallas, TX 75248

MAP **43-9**
GROUP
PARCEL **76**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Theresa E. Maffei and husband, Ronald J. Maffei** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John J. Maffei, a single person**, hereinafter called the "GRANTEE", his 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. 12 on the Plan of Overlook Estates, Block "A", of record in Book 843, page 105, Register's Office, Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the northerly side of Lovell Street and extends back between parallel lines 135 feet to a dead line in the rear.

Being the same property conveyed to Theresa E. Maffei and husband, Ronald J. Maffei by deed from Secretary of Veterans Affairs dated , of record in Book 8173, page 903, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 211 Lovell Street, Madison, Tennessee 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 "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

97 NOV 17 AM 8:43
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

U370100
IDENTIF. # REFERENCE

WITNESS our hands this the 7th day of November, 1997.

Theresa E. Maffei

Ronald J. Maffei

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Theresa E. Maffei and husband, Ronald J. Maffei**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of November, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $48,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of November, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/1998

1984 11/17 0101 03CHECK 188.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10685 PG 231

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 48500.00
CON TX 179.45
PRFEE 1.00
WDEED 8.00
TOTAL 188.45
CHECK 188.45

11/17/97 01 08:45 0001 1984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0370100
IDENTIFICATION REFERENCE

97 NOV 17 AM 8:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1221143