(27A)

BOOK 10786 PG 651

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney at Law, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Scribner, Jr. (NAME)	Sebring Capital Corporation (NAME)	147-7-128
319 Flora Maxwell Road (ADDRESS)	16610 Dallas Parkway (ADDRESS)	5DU-05741
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75248 (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, Alex W. Bonner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James V. Scribner, Jr. and wife, Felicia R. Scribner

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:

Land in the 5th, formerly 7th, Civil District of said County and State, the westerly 70 feet of Lot 11 on the unrecorded plan of Chester Maxwell's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the northerly margin of Flora Avenue, 100 feet east of the southeast corner of the property conveyed to Thomas Sweeney and wife, by deed from Chester Maxwell and wife, of record in Book 2029, page 66, Register's Office for said County; being the corner of Lots Nos. 10 and 11; thence with the line between said two lots northerly 115.3 feet; thence easterly 70 feet; thence southerly 115.3 feet to the northerly margin of Flora Avenue; thence with the same westerly 70 feet to the beginning.

The signature of Susan N. Bonner is effected by Alex W. Bonner under Power of Attorney of record in Book 7237, page 36, Register's Office for davidson County, Tennessee.

Being the same property conveyed to Alex W. Bonner, by Successor Trustee's Deed, of record in Book 10561, page 954, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 319 Flora Maxwell Road, Nashville, TN 37211
(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 my hand this 30th day of January, 19 98

Alex W. Bonner

Susan N. Bonner by Alex W. Bonner as Attorney-in-Fact

BOOK 10786 PG 652

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 Alex W. Bonner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January 19 98.

My Commission expires 9/23/2000

Notary Public

J. D. S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alex W. Bonner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Susan N. Bonner, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Susan N. Bonner, the bargainor(s), by the said, Alex W. Bonner, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 30th day of January, 1998.

Notary Public

My Commission Expires: 9/23/2000

J. D. S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee.

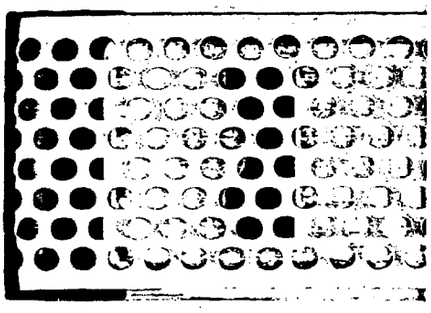
0967 02/09 0101 03CHECK 275.03

98 FEB -9 AM 8:17

FELIX Z. WALDRUP REGISTER DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0398437



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

RECEIVED OF _____

FOR _____

BOOK 10786 PG 653

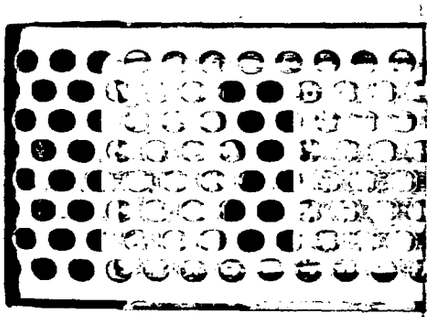
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03

02/09/98 01 08:17 0001 0967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0398437
IDENTIF. ↑ REFERENCE

98 FEB -9 AM 8:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1251510