IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:

98 MAR -5 AM 8:58

FELIX R... REGISTER
DAVIDSON COUNTY, TN

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10823 PG 926

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Malcom Bellar, et al 841 Wren Road, Suite 7 Goodlettsville, TN 37072	Same as New Owner	Map 34-1B Parcel 7CO Field Book GO 20587

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EQUINOX INFORMATION SYSTEMS, INC., a Tennessee corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MALCOM BELLAR and wife, SHARON BELLAR, and JAMES L. SMITH and wife, SHIRLEY F. SMITH, hereinafter referred to as 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 Condominium Unit No. 7 on the Plan of Kimberly Court of record in Book 6725, page 885, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Equinox Information Systems, Inc. by deed from Charles W. Crook of record in Book 9315, page 553, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 841 Wren Road, Suite 7, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County taxes and City of Goodlettsville taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear in the Master Deed for Kimberly Court of record in Book 6725, page 885, said Register's Office.

3. Subject to the By-Laws for Kimberly Court of record in Book 6725, page 912, said Register's Office.

And the GRANTOR does further covenants and binds itself, its successors or 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.

WITNESS our hands on this the 4th day of March, 1998.

"GRANTOR"

EQUINOX INFORMATION SYSTEMS, INC.
a Tennessee Corporation

BY: _____
BYRON MIDDENDORF, President

BY: _____
CHARLES LOWE, Secretary

"GRANTEES"

_____
MALCOM BELLAR

_____
SHARON BELLAR

_____
JAMES L. SMITH

_____
SHIRLEY F. SMITH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOM BELLAR and wife, SHARON BELLAR, and JAMES L. SMITH and wife, SHIRLEY F. SMITH, 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, at office, this the 4th day of March, 1998.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BYRON MIDDENDORF and CHARLES LOWE, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary, respectively, of EQUINOX INFORMATION SYSTEMS, INC., the bargainor, a corporation, and as such President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand and official seal, this the 4th day of March, 1998.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

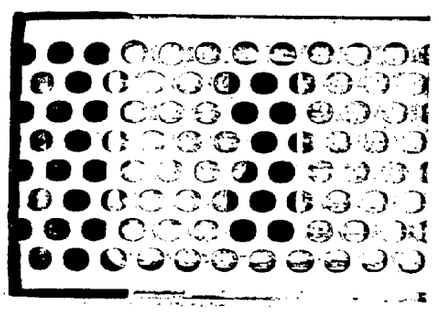
_____
Affiant

Sworn to and subscribed before me, this the 4th day of March, 1998.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

1302 03/05 0101 03CHECK 22.50



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

RECEIVED OF _____

FOR _____

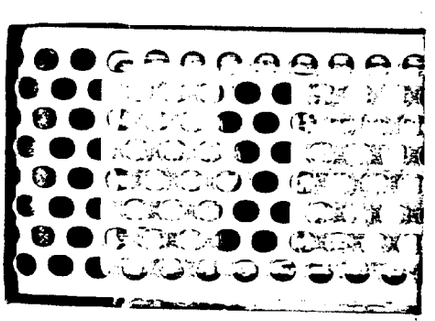
BOOK 10823 PG 928

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

DAMT [illegible]
CON TX [illegible]
PRFEE [illegible]
MISC [illegible]
TOTAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0408143
IDENTIF. ↑ REFERENCE

98 MAR -5 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261730