Maj

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Owner

ADDRESS NEW OWNERS:

Andrew J. Cook
1463 Dolan Road
Nashville, TN 37218

NAME OF MORTGAGEE:

Sebring Capital Corporation
16610 Dallas Parkway, Suite 2400
Dallas, Texas 75248

MAP 80-7, GROUP _____, PARCEL 92
Field Book
13DA-67820

BOOK 10836 PG 209

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY THREE THOUSAND FIVE HUNDRED & NO/100 ($63,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Ronald G. Hughes and wife, Patricia T. Hughes has this day bargained and sold and does hereby transfer and convey unto Andrew J. Cook and wife, Mattie L. Cook, his/her/their/its heirs, successors or assigns, the following described property:

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. 412 on the Plat of Bordeaux Hills, Section 9, of record in Plat Book 4175, page 116, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald G. Hughes and wife, Patricia T. Hughes by warranty deed of Andrew J. Cook and wife, Mattie Lee Cook of record in Book 7120, page 14, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Andrew J. Cook and wife, Mattie L. Cook, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Andrew J. Cook and wife, Mattie L. Cook, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1998 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 80-7 Parcel 92 Field Book No. 13DA-67820

2. Restrictive covenants contained in instrument of record in Book 4405, page 427, Register's Office for Williamson County, Tennessee.

3. Matters appearing on the Plan of Bordeaux Hills, Section 9, of record in Plat Book 4175, page 116, Register's Office for Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Andrew J. Cook and wife, Mattie L. Cook, his/her/their/its heirs, successors or

assigns, against the lawful claims of all persons whomsoever. BOOK 10836 PG 210

Witness our signatures on this the 5th day of March, 1998.

Ronald G. Hughes

Patricia T. Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ronald G. Hughes and wife, Patricia T. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 5th day of March, 1998.

(SEAL)

Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

5265 03/13 0101 03CHECK 243.95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $63,500.00.

Sworn to and subscribed before me, on this the 5th day of March, 1998.

(SEAL)

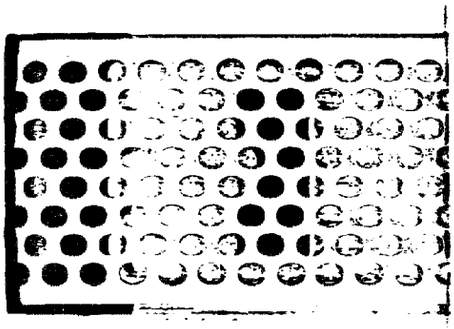
Yvette Lyn Meldrum, Notary Public

My Commission Expires:

June 19, 2000

98 MAR 13 AM 9:51

011711



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

RECEIVED OF _____

FOR _____

BOOK 10836 PG 211

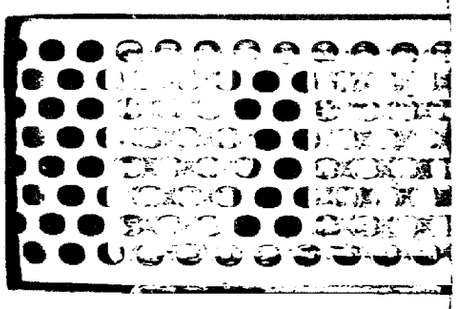
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

03/13/98 01 09:49 0001 5265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 MAR 13 AM 9:51

01111711

No. 1265642