BOOK 10926 PG 76

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Phyllis A. Smiley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER D. SMILEY (NAME)	SEBRING CAPITAL CORPORATION (NAME)	127-O-76.01
7752 HIGHWAY 70 SOUTH (ADDRESS)	16610 DALLAS PARKWAY, SUITE 2400 (ADDRESS)	
NASHVILLE, TN 37221 (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, SUSAN BEECHER AND HUSBAND, GERARD R. BEECHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER D. SMILEY AND PHYLLIS A. SMILEY, HUSBAND AND WIFE

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 DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL & COMPANY, P.C., DATED MARCH 30, 1998, AS FOLLOWS:

BEGINNING AT A POINT NORTH 77 DEGREES 31 MINUTES WEST 525.4 FEET FROM A MONUMENT IN THE SOUTHERLY MARGIN OF BELLEVUE MANOR DRIVE WHERE IT JOINS THE WESTERLY BOUNDARY OF BELLEVUE MANOR SUBDIVISION, AND BEING THE NORTHWEST CORNER OF LOT NO. 1 IN SAID SUBDIVISION, AND BEING THE PLAN OF WHICH IS OF RECORD IN BOOK 3600, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RUNNING THE FOLLOWING COURSES AND DISTANCE: SOUTH 2 DEGREES 42 MINUTES EAST 322.01 FEET TO A POINT; THENCE SOUTH 82 DEGREES 12 MINUTES WEST 374.18 FEET TO A POINT; THENCE NORTH 38 DEGREES 29 MINUTES EAST 375.00 FEET TO A POINT; THENCE NORTH 28 DEGREES 44 MINUTES EAST 105 FEET TO A POINT; THENCE NORTH 73 DEGREES 59 MINUTES EAST 26 FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH 77 DEGREES 31 MINUTES EAST 47.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERMANENT AND PERPETUAL EASEMENT 15 FEET WIDE AS A ROADWAY AND RIGHT-OF-WAY FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM ABOVE DESCRIBED PROPERTY TO AND FROM U.S. HIGHWAY 70 SOUTH, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED IN BOOK 3822, PAGE 139; BOOK 4103, PAGE 634;

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 7752 HIGHWAY 70 SOUTH, NASHVILLE, TN 37221
(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 our hand s this 7th day of May 19 98

Susan Beecher
SUSAN BEECHER

Gerard R. Beecher
GERARD R. BEECHER

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 SUSAN BEECHER AND HUSBAND, GERARD R. BEECHER

the bargainor S 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 and official seal at NASHVILLE, Tennessee, this 7th day of May 19 98

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

AND BY DEED OF CORRECTION IN BOOK 4351, PAGE 89; SAID REGISTER'S OFFICE.

BEING the same property conveyed to SUSAN BEECHER, by deed from Curtis E. Spann, An Unmarried Person, of record in Book 10346, page 523, Register's Office for DAVIDSON County, Tennessee.

GERALD R. BEECHER, husband of SUSAN BEECHER, joins in to convey any interest he may have by reason of his marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated March 30, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0436370

RECEIVED FOR REFERENCE

98 MAY 11 PM 2:28

5647 05/11 0101 03CHECK 786.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10926 PG 78

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00

05/11/98 01 14:32 0001 5647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436370
IDENTIF. & REFERENCE
98 MAY 11 PM 2:28
DAVIDSON COUNTY TN

No. 1291672