BOOK 10939 PAGE 371

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 1998

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Sebring Capital Corporation	MAP & PARCEL NO.
James Kevin Smith 2011 Riverside Drive Nashville, TN 37216	16610 Dallas Parkway Suite 2400 Dallas, TX 75248	72-11-440

FOR AND IN 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, Alvis Terry Dean and wife, Laura Dawn Dean HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Kevin Smith

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:

Being Lot No. 4 on the Plan of Riverside Drive Subdivision, of record in Plan Book 974, Page 60, Register's Office for Said County, to which reference is hereby made for a more complete description.

Being the same property vested in Alvis Terry Dean, by Deed from The Secretary of Housing & Urban Development, of record in Book 8746, page 200, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 MAY 20 AM 11:02

REGISTER

04 40220

IDENTIFICATION REFERENCE

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

2011 Riverside Drive (HOUSE NUMBER) Nashville (STREET) Tennessee (CITY) 37216 (STATE) (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(s) this the 6th day of May, 1998.

9757 05/20 0101 03CHECK 234.70

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Alvis Terry Dean and wife, Laura Dawn Dean, the within named 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 purpose therein contained.

WITNESS my hand, at office, this the 6th day of May, 19 98.

NOTARY PUBLIC

My Commission Expires: 3-27-99

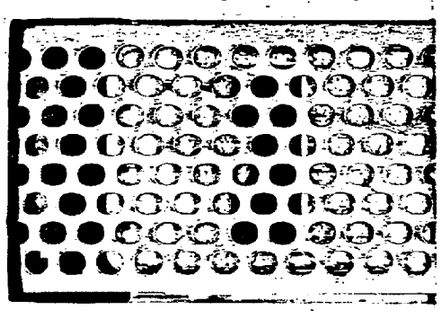
STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____ _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____



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

RECEIVED OF _____

FOR _____

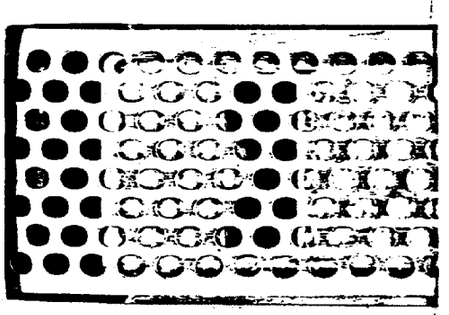
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 8.00
TOTAL 234.70
CHECK 234.70
05/20/98 01 11:03 0001 9757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0440220
IDENTIF. & REFERENCE

98 MAY 20 AM 11:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1295739