[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **19th** day of **August, 1998** between **Neil R. Irish and Florence J. Irish, Married ,** GRANTORs, and **Horace Lee Smith, Jr., a single person**, as GRANTEE.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Section 4, Sequoia Valley, of record in Book 5200, page 215, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 100 feet on the broken southerly margin of Sioux Terrace and extends back 152.50 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 115.20 feet thereon.

Being the same property conveyed to Neil R. Irish, by Deed from James E. Whitaker and wife, Ruthie S. Whitaker of record in Book 8978, page 645, Register's Office for Davidson County, Tennessee.

Subject to all matters in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee.

Subject to all Restrictive Covenants in Book 5519, page 16, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record at the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

Neil R. Irish,

Florence J. Irish,

98 AUG 20 AM 1:44

REGISTER
DAVIDSON COUNTY, TN.

0477613
IDENTIF. ↑ REFERENCE

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil R. Irish and Florence J. Irish, the bargainors, with whom I am personally acquainted (or proved to be 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 this19th day of August, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $68,000.00

Affiant

Subscribed and sworn before me this 19th day of August, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/3d/99

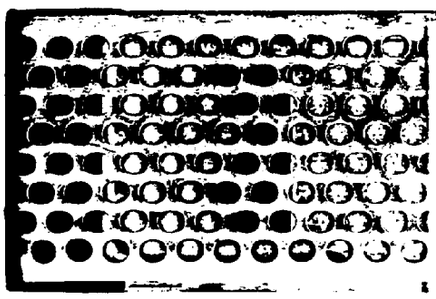
Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Horace Lee Smith, Jr.
1188-1190 Sioux Terrace
Madison, Tennessee 37115

Send Tax Bills To:
Sebring Capital Corporation
16610 Dallas Parkway, Suite 2400
Dallas, TX 75248

Map & Parcel No.
Map 52-8, Parcel 105

9821 08/20 0101 03CHECK 262.60



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

RECEIVED OF _____

FOR _____

BOOK 11075 PAGE 289

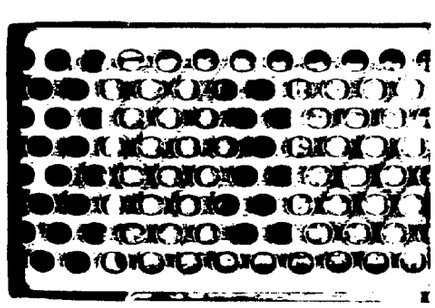
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 262.60
CHECK 262.60

08/20/98 01 13:45 0001 9821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0477613
IDENTIF. ↑ REFER ENCE
98 AUG 20 PM 1:45
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1335323