BOOK 11102 PAGE 960

27A

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Samuel Thomas Drake, Jr.	SEBRING CAPITAL CORP.	Map 159-2-A
5468 Granny White Pike	16610 DALLAS PARKWAY STE 2400	Parcel 2
Nashville, Tennessee	DALLAS, TEXAS 75248	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

J. WALL CO., LLC

A Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

SAMUEL THOMAS DRAKE, JR., UNMARRIED

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING Lot 2-B on the Final Plat of the Re-Subdivision of Lot 2, Allen Cotton, Jr. Lands, a Planned Unit Development, a Horizontal Property Regime (Private Element), of record in Plat Book 8250, page 576, Register's Office for Davidson County, Tennessee, to which plan reference is made for a full and complete description.

BEING the same property conveyed to J. Wall Co., LLC, a Limited Liability Company, from Wall Construction Co., Inc., a Tennessee Corporation, by deed of record in Book 10115, page 505, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. 1998 taxes;

2. Plan of record in Book 8250, page 576, Register's Office for Davidson County, Tennessee, which shows certain notes, easements and setback lines;

3. Easement for right of way of Granny White Pike, lying within boundaries of premises, said Register's Office;

4. Declaration Establishing a Planned Unit Development for Birdsong Subdivision and Covenants, Conditions and Restrictions and By-Laws of record in Book 10058, page 350, et. seq., said Register's Office; and recorded amendments to same.

5. Articles of Incorporation of record in Book 10064, page 340, said Register's Office.

This is improved property known as 5468 Granny White Pike, Nashville, 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 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, except as above set forth. The above conditions are expressly excluded from the warranties of this deed. 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, except as set forth above.

Whenever 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 hands this 26th day of August, 1998.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

J. WALL CO., LLC,
a Limited Liability Company

By: James K. Wall, Jr. member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, JAMES K. WALL, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of J. WALL CO., LLC, the within named bargainor, a Limited Liability Company, and that he as such Member executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by the said JAMES K. WALL, JR. as a Member and attesting the same by the said JAMES K. WALL, JR. as a Member.

Witness my hand at office in Nashville, Tennessee, this 26 day of August, 1998.

NOTARY PUBLIC

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $369,000.00.

Sworn to and subscribed before me this 26 day of August, 1998.

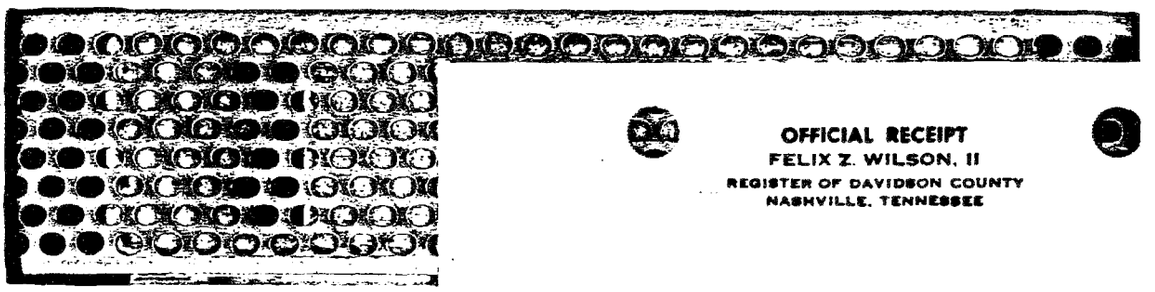
NOTARY PUBLIC

My commission expires: 5-28-02.

0485159
IDENTIFICATION REFERENCE

98 SEP -8 AM 11:20
FELIX Z. ELLIS III, REGISTER
DAVIDSON COUNTY, TN.

7857 09/08 0101 CHECK 1376.30



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

RECEIVED OF _____

FOR _____

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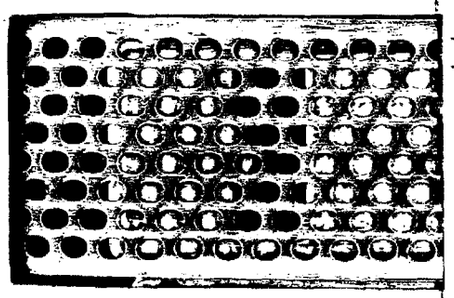
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 369000.00
CON TX 1365.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1376.30
CHECK 1376.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/98 01 11:21 0001 7857



0485159
IDENTIF. # REFERENCE

98 SEP -8 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343281