[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Rebecca L. Oliver	[Sebring Capital	[
[5800 Sunshine Drive	[16610DallasPkwySte 2400	[Map 176-5
[Antioch, TN 37013	[Dallas, TX 75248	[Parcels 71
[		[

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-09-8087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James F. Richards and wife, Terry E. Richards, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Rebecca L. Oliver, married (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 33 on the Plan of Final Plat Hickory Woods, Section B, of record in Book 6900 at page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James F. Richards and wife, Terry E. Richards by Warranty Deed from Continental Development and Construction, Inc. of record in Book 10086, page 741, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record described as follows:

1. Plat of record in Plat Book 6900, page 512, Register's Office for Davidson County, Tennessee;
2. Restrictive covenants contained of record in Book 9678, page 187, Register's Office for Davidson County, Tennessee;
3. By-Laws contained of record in Book 7932, page 648, Register's Office for Davidson County, Tennessee;
4. Charter contained of record in Book 7876, page 67, Register's Office for Davidson County, Tennessee;
5. Quitclaim Deed for a common area contained of record in Book 9786, page 923, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4821 Hickory Way, Antioch, TN 37013.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for [this transfer is $170,000.00.
[
[
[Subscribed and sworn to before me this [9th day of October, 1998.
[
[
[My Commission Expires: APRIL 28, 2002

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors 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 set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of October, 1998.

James F. Richards

Terry E. Richards

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 **James F. Richards and wife, Terry E. Richards**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: April 28, 2002

0499625
IDENTIF. & REFERENCE

98 OCT 14 AM 9:30
REGISTER
DAVIDSON COUNTY, TN.

3250 10/14 0101 03CHECK 640.00

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

RECEIVED OF _____

FOR _____

BOOK 11155 PAGE 366

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 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 640.00
CHECK 640.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/14/98 01 07:32 0001 3250

0499625
IDENTIF. # REFERENCE

98 OCT 14 AM 9:30
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1358488