This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Samuel Boles
108 1/2 Peachtree St.
Nashville, Tennessee 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:
Sebring Capital Corporation
4000 International Parkway, Suite 3000
Carrollton, TX 75007

MAP **119-5**
GROUP
PARCEL **54**

BOOK 11449 PG. 690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Belinda J. Shea, individually and as Administrator of the Estate of James N. Chisam, deceased, and Mary Chisam McCullough,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Samuel Boles**, unmarried, hereinafter called the "GRANTEE", his 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, being Lot No. 95 of Map of the Resubdivision of Cumberland Nurseries Subdivision, of record in Plat Book 332, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James N. Chisam by deed from Joyce Vincent Chisham of record in Book 5970, page 279, Register's Office for Davidson County, Tennessee; the said James N. Chisam having died intestate and title is vested in his heirs-at-law, Belinda J. Shea and Mary Chisam McCullough as evidenced by an Affidavit of Heirship being recorded simultaneously herewith.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 108 1/2 Peachtree St., Nashville, Tennessee 37210.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05792414
IDENTIFICATION & REFERENCE

99 APR 27 PM 3:39
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this the 19th day of April, 1999.

Belinda J. Shea, individually

Belinda J. Shea, Administrator of the Estate of James Chisam, deceased

Mary Chisam McCullough by Belinda J. Shea as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Belinda J. Shea, individually and as Administrator of the Estate of James Chisam,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Belinda J. Shea,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact for Mary Chisam McCullough, and that as such she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $68,900.00.

AFFIANT

7875 04/27 0101 03CHECK 265.93

Subscribed and sworn to before me on this 19th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC
My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11449 PG. 692

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	68900.00
CON TX	254.93
PRFEE	1.00
UDEED	8.00
CFEE	2.00
TOTAL	265.93
CHECK	265.93

04/27/99 01 15:42 0001. 7875

05792444
IDENTIFICATION REFERENCE

99 APR 27 PM 3:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477800