WARRANTY DEED

BOOK 11488 PG. 76

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Macletus Y. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 1-22-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Macletus Y. Smith (NAME)	Same SEBRING CAPITAL CORPORATION (NAME)	MAP 137-13-A
3344 Milbridge Drive (ADDRESS)	4000 INTERNATIONAL PARKWAY, ST. 3000 (ADDRESS)	PARCEL 44CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	CARROLLTON, TEXAS 75007 (CITY) (STATE) (ZIP)	2DX09754

FOR AND 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, Jerry Butler Builders, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Macletus Y. Smith, unmarried

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. 44 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Jerry Butler Builders, LLC by deed from Butler Builders, LLC of record in Book 11488, page 73, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9943, page 908, said Register's Office.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 98, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3344 Milbridge Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 this 12th day of May 19 99

Jerry Butler Builders, LLC
By: Jerry Butler by M. Norris Jenkins ATT'Y IN FACT
Jerry Butler, Manager
by M. Norris Jenkins by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____ BOOK 11458 PG. 77

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ day of _____ 19_____ . on this the _____

My commission expires _____ _____ 554.50

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 12, 1999, before me personally appeared M. Norris Jenkins to me known to be the person who executed the foregoing instrument in behalf of Jerry Butler, Manager and acknowledged that he executed same as the free act and deed of said Jerry Butler for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 1999.

My Commission Expires:
5-27-01

LARGE
COUNTY

Notary Public

05589583
RECEIVED FOR REFERENCE
99 MAY 20 PM 3:53
BILL BOYNTON REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0589583

REFERENCE

99 MAY 20 PM 3:53

REGISTER
DAVIDSON COUNTY, TN.

147000.00
543.90
1.00
3.00
2.00
554.90
554.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463426