THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/15/01 09:21 2pgs
Fees:13.00 Taxes:566.10
20010815-0087974

ADDRESS NEW OWNER:
Michael C. Yeaste, et ux
1400 Overton Street
Old Hickory, Tennessee 37138

MORTGAGEE:
Sebring Capital Corporation
4000 International Pkwy, #3000
Carrolton, Texas 75007

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel 53-03-258
Field Book #: 4D44750

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 considerations, the receipt of which is hereby acknowledged, **we, Russell L. Davis and wife, Terri L. Davis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael C. Yeaste and wife, Deborah A. Yeaste,** 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:

> Lot No. 167, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Russell L. Davis and wife, Terri L. Davis, by deed from James M. Thomas and wife, Norma R. Thomas, as of record in Book 8841, page 311, Register's Office for Davidson County, Tennessee.

This is improved property known as 1400 Overton Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions as shown on the Plan of record in Plat Book 1424, page 67, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 31 day of July, 2001.

RUSSELL L. DAVIS

TERRI L. DAVIS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL L. DAVIS AND WIFE, TERRI L. DAVIS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31 day of July, 2001.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$153,000.00.**

AFFIANT

Subscribed and sworn to before me this 31 day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.