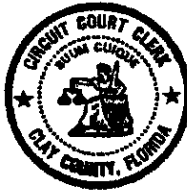


U.S. TITLE

U.S. TITLE & ESCROW OF North Florida, Inc.



Book: 1727
Page: 0069
Rec: 06/23/98
02:39 P.M.
File# 9826641
Talmadge L Bennett
Clerk Of Courts
Clay County, FL
FEE: \$10.50
DOC: \$140.00

RE PARCEL ID# 31-07-24-006924-001-30
BUYER'S TIN#

WARRANTY DEED

This Indenture made this 2nd day of April, 1998 BETWEEN KELLEY FERGUSON, CONVEYING NON HOMESTEAD PROPERTY, as Sellers whose address is P. O. Box 702, Middleburg, Florida 32068, GRANTOR*, and SCOTT R. GRACE and LINDA F. GRACE, his wife, as GRANTEE*, whose address is 6479 Golden Oak Lane, Keystone Heights, Florida 32656

WITNESSETH, That said Grantor, for and in the consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Clay, State of Florida, to-wit:

FOR THE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR A MORE COMPLETE DESCRIPTION

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

and said grantor does hereby fully warrant the title to said land, and will defend defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES

John H. Gullett

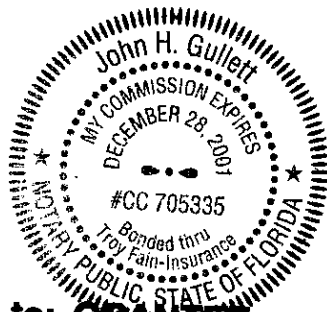
Constance Gullett

KELLEY FERGUSON

STATE OF FLORIDA
COUNTY OF Clay

The forgoing instrument was acknowledged before me this April 2nd, 1998 by KELLEY FERGUSON who is () personally known to me or who has (X) produced a drivers license as identification.

{Seal}



John H. Gullett
Notary Public

My Commission Expires: 12-28-2001
Certificate No: CC-705335

Record & Return to: GRANTEE at 6479 Golden Oak Lane, Keystone Heights, Florida 32656

Prepared by: John Gullett, II, U.S. Title & Escrow of North Florida, Inc., 11362-6 San Jose Boulevard Jacksonville, FL 32223
Phone (904) 262-6400 File No. US-6554

EXHIBIT "A"

Lot 120-N OAK RIDGE FARMS

A tract of land situated in the North 1029.25 feet of the Southeast One Quarter (SE 1/4) of Section 31, Township 7 South, Range 24 East, Clay County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of said Section 31 and run North 00 degrees 13 minutes 31 seconds East, along the East line of said Section 31, a distance of 1632.23 feet to an iron pipe at the Southeast corner of the North 1029.25 feet of said SE 1/4; thence continue North 00 degrees 13 minutes 31 seconds East, along said East line a distance of 11.86 feet to an iron pipe and the Point of Beginning; thence continue North 00 degrees 13 minutes 31 seconds East, along said East line, 618.14 feet to an iron pipe; thence run South 76 degrees 38 minutes 06 seconds West, 898.85 feet; thence run South 68 degrees 58 minutes 48 seconds East, 246.21 feet to an iron pipe; thence run South 63 degrees 22 minutes 08 seconds East, 718.47 feet to the Point of Beginning.