BOOK 9799 PG 159

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 1995.

Notary Public

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 190638
Nashville, TN 37219-0638

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
The Regency Group, LLC 2000 First Union Tower 150 Fourth Avenue North Nashville, TN 37219	The Regency Group, LLC 2000 First Union Tower 150 Fourth Avenue North Nashville, TN 37219	148-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY ANTON, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto THE REGENCY GROUP, LLC, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a certain parcel of land located in the First (old 5th) Civil District of Nashville-Davidson County, Tennessee, and being further described as follows:

BEGINNING at an old concrete monument located in the northerly margin of Anton Drive; said monument also being the southeast corner of Blanchard Heights - Section 3 as recorded in Book 3106, page 140 RODC, Tn; thence, leaving the said margin of Anton Drive and along the easterly boundary line of said subdivision N 04 deg. 58' 21" W 220.00 feet to an iron rod; said iron rod being located in the southerly boundary line of the Sherwood Lake Apartments property as recorded in Book 4675, page 92 RODC, Tn; thence, leaving the said boundary line of Blanchard Heights - Section 3 and along the said boundary line of said Sherwood Lake Apartments property N 88 deg. 44' 55" E 486.62 feet to an iron rod; thence, S 05 deg. 18' 44" E 411.95 feet to an iron rod; said iron rod being located in the northerly boundary line of the Cedar Hill Apartments property as recorded in Book 4955, page 28 RODC, Tn; thence, leaving the same boundary line of Sherwood Lakes Apartments property and along the said boundary line of Cedar Hill Apartments property and generally with an old fence line N 87 deg. 41' 53" W 403.12 feet to an old iron rod located beside a tree; thence, S 05 deg. 12' 07" W 123.61 feet to an old

concrete monument; said monument being the northeast corner of Blanchard Heights - Section One as recorded in Book 2663, page 63 RODC, Tn; thence, leaving the said boundary line of the Cedar Hill Apartments property and along the northerly boundary line of said Blanchard Heights - Section One N 89 deg. 48' 19" W 65.56 feet to an old iron rod; said iron rod being the southeast corner of Blanchard Heights Section 2 as recorded in Book 3106, page 109, RODC, Tn; thence, leaving the said boundary line of Blanchard Heights Section 1 and along the easterly boundary line of Blanchard Heights Section 2, N 06 deg. 17' 31" W 238.70 feet to an old concrete monument; said monument being located in the southerly margin of the aforementioned Anton Drive; thence N 00 deg. 09' 39" E 49.81 feet to the point of beginning, containing 4.67 acres (203,221 SF).

BEING part of the same property conveyed to Chris Anton by deed from J.A. Shelton and wife Mary Sue Shelton of record in Book 1264, page 145, said Register's Office, the said Chris Anton having since died. The Will of Chris Anton of record in Davidson County Probate Court Case no. 58554 devised the subject property to Mary Anton.

This is improved property known as:
100 Anton Drive, Nashville, Tennessee 37211

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of September, 1995.

Mary Anton
MARY ANTON

5709 09/19 0101 03CHECK 527.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARY ANTON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of September, 1995.

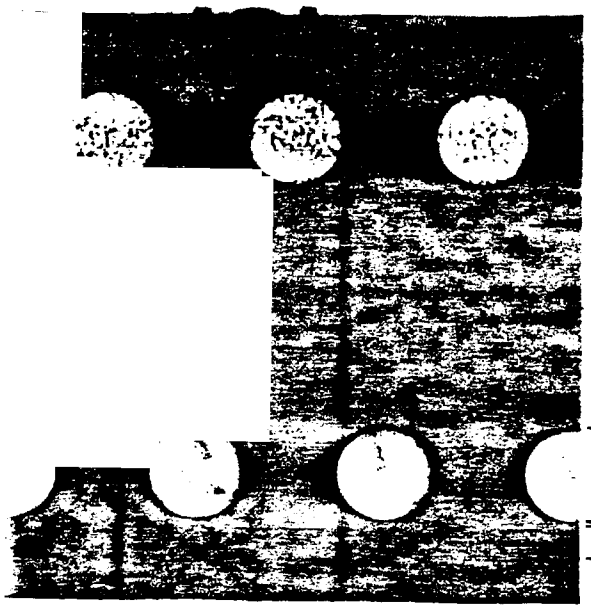
Phyllis H. Casey
Notary Public

PHYLLIS CASEY NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 5/30/99

95 SEP 19 PM 3:38
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0101764



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

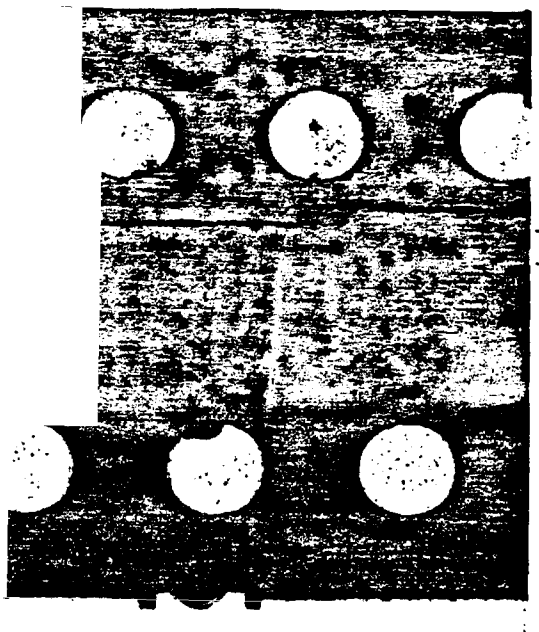
BOOK 9799 PG 161

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
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

09/19/95 01 15:38 0001 5709



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01017647
IDENTIF. ↑ REFERENCE

95 SEP 19 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954552