BOOK 10063 PG 38

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 96

JAMES R. BLUMBERG NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Notary Public

MY COMMISSION EXPIRES: SEPT 24, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Linda S. Harris, Attorney, 5400 Maryland Way, Suite [illegible] Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regional Properties, Inc. (NAME)	Century Mortgage Corporation (NAME)	53-9
1300 Sioux Terrace (ADDRESS)	Two International Dr., Ste. 507 (ADDRESS)	2
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	11D 90732

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, Peggy C. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regional Properties, Inc.

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. 70 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

Beginning at a point in the west margin of Sioux Terrace, at the common front corner of Lots Nos. 70 and 71; thence, with the line between said two lots west 114.4 feet to a concrete monument, said point being the common rear corner of Lots Nos. 49, 70 and 71; thence, with the line between Lots Nos. 69 and 70, North 97 feet to a point in the south margin of Cheyenne Court; thence, with the margin of the same, East 125.74 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence, around said curve 39.27 feet to a concrete monument in the west margin of Sioux Terrace; thence, with the margin of the same, South 118.8 feet to the point of beginning.

Being the same property conveyed to Peggy C. Estes, unmarried by deed from Virgil T. Ross and wife, Mary E. Ross of record in Book 8098, page 862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

96 MAY 28 PM 3:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0185830

unimproved ( )
This is improved (X) property, known as 1300 Sioux Terrace, Madison, TN 37115
(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 22nd day of May 19 96

Peggy C. Estes

Peggy C. Estes

BOOK 10063 PG 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy C. Estes

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 Brentwood, Tennessee, this 22nd day of May 1996.

Commission expires Sept 21, 1996

Notary Public

JAMES R. BLOOMBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

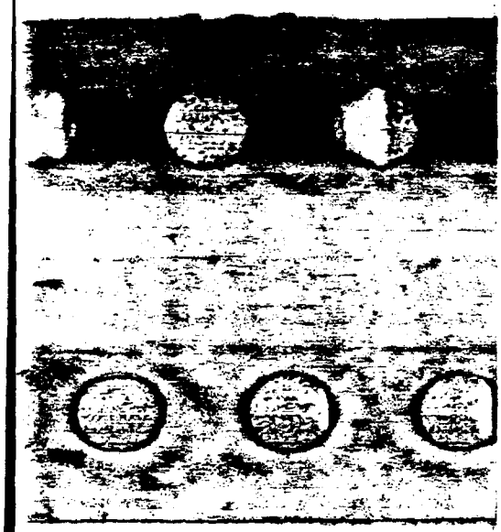
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

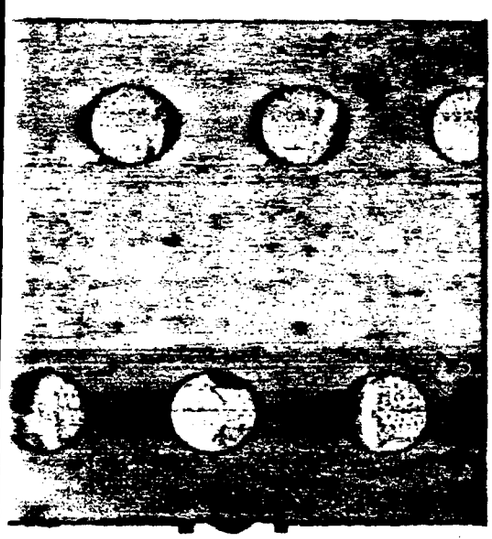
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

6029 05/28 0101 03CHECK 430.43





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10063 PG 40

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 113900.00
CON TX 421.43
PRFEE 1.00
WDEED 8.00
TOTAL 430.43
CHECK 430.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/96 01 15:15 0001 6029

0185830
IDENTIF. ↑ REFERENCE

96 MAY 28 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043946