STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 96

JAMES A. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, KY

Notary Public

MY COMMISSION EXPIRES: July 22, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regional Properties, Inc. (NAME)	Century Mortgage Corporation (NAME)	95-4
159 Spring Valley Road (ADDRESS)	Two International Dr., Ste. 507 (ADDRESS)	230
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	3DZ 16645

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, Joan E. O'Connor and husband, Edmund O'Connor

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:

Land in Davidson County, Tennessee, being Lot no. 1 on the unrecorded plan of the Resubdivision of Lots 71 and others on the Plan of Bluefields of record in Book 843, page 34, Register's Office for said County, said Lot No. 1 being part of Lots Nos. 75 and 76 on said recorded Plan of Bluefields, and being described according to a copy of a survey thereof, made by Z. J. Wilkinson, Surveyor, dated May 24, 1952 as follows:

Beginning at a point in the northerly margin of Spring Valley Road, 32 feet west of the common corners of Lots 75 and 76; thence northerly 245 feet to a point in the line between Lots Nos. 67 and 75, which point is 40 feet west of the common corner of Lots 66, 67, 75 and 76; thence easterly, with the line between Lots 67 and 75, 40 feet to the common corner of Lots 67 and 66; and continuing in an easterly direction along the line between Lots 66 and 76, 53 feet to a point, which is 53 feet east of the common corner of Lots 75 and 76; thence southerly 241.6 feet to a point in the north margin of Spring Valley Road, said point being 60 feet east of the common corner of Lots 75 and 76; thence westerly along the northerly margin of said Road, 92 feet to the beginning.

Being the same property conveyed to Joan E. O'Connor and husband, Edmund O'Connor by deed from Metropolitan Nashville Airport authority of record in Book 8673, page 888, Register's Office for Davidson County, Tennessee.

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

Subject to restrictions of record in Book 1140, page 10, said Register's Office.

This is unimproved ( ) improved (X) property, known as 159 Spring Valley Road, Nashville, Tennessee 37214 (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 our hand s this 20th day of December 19 96

Joan E. O'Connor

Joan E. O'Connor

Edmund O'Connor

Edmund O'Connor

BOOK 10303 PG 35

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan E. O'Connor and husband, Edmund O'Connor

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 19 96.

Commission expires July 22, 2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

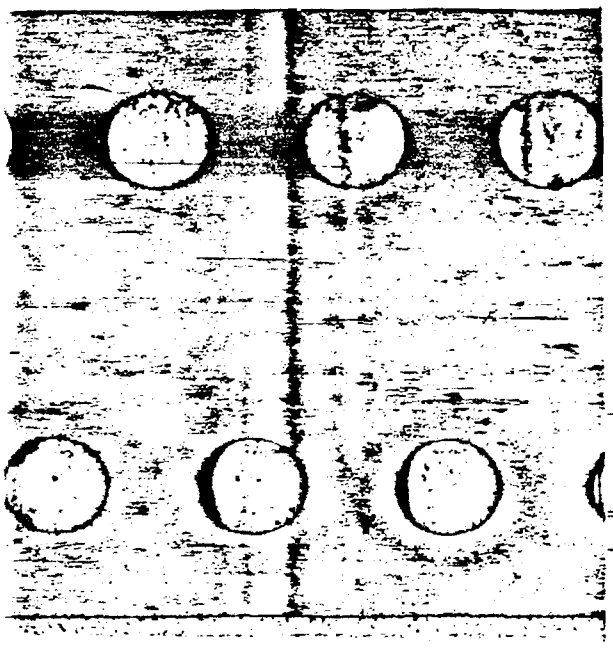
0259520

IDENTIF. & REFERENCE

96 DEC 30 AM 8:19

DAVIDSON COUNTY, TN.

981712/30 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

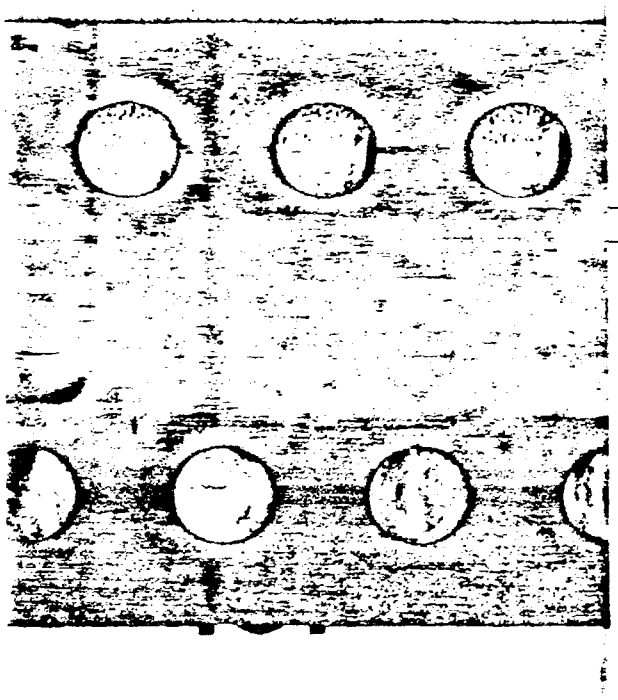
RECEIVED OF _____

FOR _____

BOOK 10303 PG 36

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	123400.00
CON TX	456.58
PRFEE	1.00
WDEED	8.00
TOTAL	465.58
CHECK	465.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9817

0259520
IDENTIF. ↑ REFERENCE

96 DEC 30 AM 8:19

REGISTER
DAVIDSON COUNTY, TN.

No. 1102374