BSW
Box 37

BOOK 10551 PG 336

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Renewal House, Inc. P.O. Box 23378 Nashville, TN 37202	69-16-14	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **REGAL GROUP III**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **RENEWAL HOUSE, INC.**, a Tennessee not-for-profit corporation (the "Grantee"), Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon, and all right, title and interest of Grantor in and to easements, rights-of-way and alleys adjoining or abutting said real estate (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 3402 Clarksville Highway, Nashville, Tennessee 37218-2608.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Regal I, a Tennessee general partnership, hereby quitclaims and joins in the execution of this instrument for the purpose of conveying any interest it may have in the Premises.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $601,369.71.

Affiant President

Subscribed and sworn to before me this 31st day of July, 1997.

Notary Public

My Commission Expires:

BARBARA S. WILLIAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

0431568.01
081838-000 07/31/97

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 31st day of July, 1997.

REGAL GROUP III

By: _____
Roger T. Ligon, Managing Partner

REGAL I

By: _____
Roger T. Ligon, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara S. Williams the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ROGER T. LIGON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Partner of Regal Group III and Regal I, Tennessee general partnerships, the within named bargainors, and that he as such Managing Partner of Regal Group III and Regal I, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnerships by himself as Managing Partner of Regal Group III and Regal I.

Witness my hand and seal, at office in Nashville, Davidson County,, Tennessee this the 31st day of July, 1997.

Barbara S. Williams
NOTARY PUBLIC

My Commission Expires: BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

0431568.01
081838-000 07/31/97

EXHIBIT A

Land in Davidson County, Tennessee described as follows: Beginning at a point in the Northerly margin of Clarksville Highway, said point being 699.0 feet, more or less, Northwest of the centerline of Summit Drive; thence with said Northerly margin North 57 degrees 53 minutes West 50 feet to a point; thence leaving said margin North 32 degrees 07 minutes East 250.0 feet to a point; thence North 57 degrees 53 minutes West 151.0 feet to a point; thence North 43 degrees 13 minutes East 322.7 feet to a point; thence South 47 degrees 09 minutes East 616.7 feet to a point; thence South 36 degrees 26 minutes West 139.3 feet to a point; thence North 57 degrees 53 minutes West 140.0 feet to a point; thence South 36 degrees 26 minutes West 159.0 feet to a point; thence North 57 degrees 53 minutes West 273.0 feet to a point; thence South 32 degrees 07 minutes West 155.0 feet to the point of beginning.

Being the same property conveyed to Regal Group III, a Tennessee general partnership, by deed from John R. Voight, Trustee of record in Book 7939, page 108, Register's Office for Davidson County, Tennessee.

1487 07/31 0101 03CHECK 8242.07

EXHIBIT B

1. Real estate taxes for 1997, a lien but not yet due and payable.

2. Deed of Trust executed by Claiborne K. McLemore, III, Trustee to Peter M. Oldham, Trustee, of record in Book 6799, page 354, Register's Office for Davidson County, Tennessee, dated March 7, 1986, to secure to Dortch Oldham, an indebtedness in the amount of $495,000.00.

3. Assumption Agreement executed by and between John R. Voight, Trustee and Regal Group III of record in Book 7939, page 113, Register's Office for Davidson County, Tennessee.

4. Deed of Trust executed by Regal Group III to Gerald F. Nicely, Trustee, of record in Book 8338, page 412, Register's Office for Davidson County, Tennessee, to secure to Metropolitan Development and Housing Agency, an indebtedness in the amount of $125,000.00.

5. Easement granted to Pride Properties of record in Book 4958, page 982, Register's Office for Davidson County, Tennessee.

03325 84
IDENTIF. ↑ REFERENCE

97 JUL 31 PM 4:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0431568.01
081838-000 07/31/97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10551 PG 340

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

601369-71

MOR TX 225.07

VOID

~~MOR TX 225.07-~~

~~CON TX 225.07~~

PRFEE 1.00

WDEED 16.00

TOTAL 242.07

CHECK 242.07

07/31/97 01 16:27 0001 1487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332584

IDENTIF. ↑ REFERENCE

97 JUL 31 PM 4:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

VOID

~~CON TX 225.07-~~

CON TX 2225.07

~~TOTAL 2000.00~~

~~CHECK 2000.00~~

07/31/97 01 16:58 0001 1499

No. 1181122