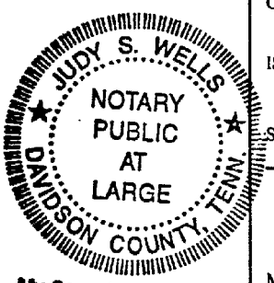
BOOK 11218 PAGE 581

WARRANTY DEED



My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Abbott Nikolai (NAME)	Regional Investment Co. (NAME)	159-00-0-166
845 W. Hillview Drive (ADDRESS)	9221 Ward Parkway, Suite 300 (ADDRESS)	OH 71254
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Kansas City, MO 64114 (CITY) (STATE) (ZIP)	

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, Mary Margaret Walters and husband, Wynn Walters

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Abbott Nikolai and husband, John M. Nikolai

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. 18 on the Plan of Bokor Heights, Section 3, of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mary Margaret Walters and husband, Wynn Walters, by deed from Stephen G. Erwin and wife, Carolyn A. Erwin, of record in Book 5892, page 969, Register's Office for Davidson County, TN

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4550, page 142; Plan of record in Book 4300, page 62; all in the Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 NOV 24 AM 10:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

05164 20

unimproved ( )
This is improved (X) property, known as 845 W. Hillview Drive, Brentwood, TN 37027
(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 November 19 98

Mary Margaret Walters by Paula Grant atty-in-fact
Mary Margaret Walters

Wynn Walters by Paula Grant atty-in-fact
Wynn Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula Grout with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Mary Margaret Walters and husband, Wynn Walters, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Mary Margaret Walters and husband Wynn Walters, the bargainor(s), by the said, Paula Grout, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of November, 1998.

Notary Public

My Commission Expires: 9/23/2000

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

1146 11/24 0101 03CHECK 1620.50

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

RECEIVED OF _____

FOR _____

BOOK 11218 PAGE 583

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 435000.00	
			CON TX 1609.50	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 1620.50	
			CHECK 1620.50	

11/24/98 01 10:37:0001 1146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05116420
IDENTIF. # REFERENCE

98 NOV 24 AM 10:37
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376191