WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,400.00

James H. Stedman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 19 98

Notary Public

My Commission Expires: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210,
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel Number
JAMES H. STEDMAN 95 Trotwood Mews Brentwood, TN 37027	Regional Investment Co. 9221 Ward Parkway, Suite 300 Kansas City, MO 64114	Map 172-1-A Parcel 121

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **RANDALL B. SMITH AND WIFE, SONYA R. SMITH**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JAMES H. STEDMAN AND WIFE, CAROL STEDMAN**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being the Lot No. 121 on the plan of Copperfield Revised, of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to Randall B. Smith And Wife, Sonya R. Smith, by warranty deed from Zaring National Corporation, of record in Book 8521, Page 948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee.

Declarations of restrictions, covenants and conditions of record in Book 6779, page 296, as re-record in Book 6783, page 973; and in Book 7071, page 482; and in Book 7208, page 889, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 95 Trotwood Mews Brentwood, TN 37027

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 person 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 23 day of December, 1998

Randall B. Smith 12/23/98
Randall B. Smith

Sonya R. Smith 12/23/98
Sonya R. Smith

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

N50901

BOOK 11273 PAGE 515

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Randall B. Smith and Sonya R. Smith, within named bargainors, 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, in Franklin, Tennessee, the 23 day of December, 1998.

Notary Public

My commission expires: 9-11-2001

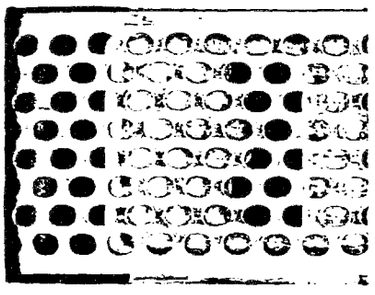
RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

0530706
IDENTIF. & REFERENCE

98 DEC 30 PM 1:24

[illegible] REGISTER
DAVIDSON COUNTY, TN.

6353 12/30 0101 03CHECK 800.50



OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11273 PAGE 516

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

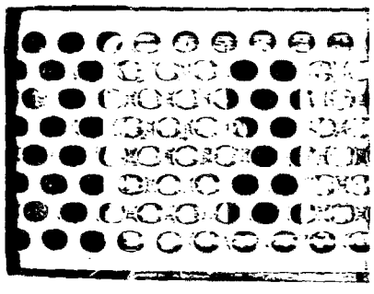
0530706
IDENTIF. & REFERENCE

98 DEC 30 PM 1:24

REGISTER
DAVIDSON COUNTY, TN.

CASH	
	217[illegible]0.00
DOC TX	788.58
PRFEE	1.00
MISC	8.00
CFEF	2.00
TOTAL	800.58
CHECK	800.58

12/30/98 01 13:22 0001 6353



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403664

RECORDERS MEMO
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