Box 11

BOOK 11277 PAGE 335

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Patrick Winningham (NAME)	Regional Investment Co. (NAME)	MAP 161-14
107 Highland Villa Drive (ADDRESS)	9221 Ward Parkway, Suite 300 (ADDRESS)	GROUP B
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Kansas City, MO 64114 (CITY) (STATE) (ZIP)	PARCEL 107CO

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, Jeffrey F. Bray, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Patrick Winningham and Ward Olen Winningham

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 Unit 107 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278 at page 312, and amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153 and Book 7600, page 361, all in the Register's Office for said County, reference to the plan thereof, Exhibit "B" to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Jeffrey F. Bray by deed from Gary Karg of record in Book 10072, page 415, Register's Office for Davidson County, TN.

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

The legal description is the same as the previous deed of record.

98 DEC 31 PM 2:44
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. & REFERENCE 0531596

unimproved ( )
This is improved (X) property, known as 107 Highland Villa Drive, Nashville, TN 37211
(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 21st day of December 19 98

Jeffrey F. Bray by Linda Hollabaugh Attorney-in-fact
Jeffrey F. Bray
by Linda Hollabaugh by Power of Attorney

recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 21, 1998 before me personally appeared Linda Hollabaugh to me known to be the person who executed the foregoing instrument in behalf of Jeffrey F. Bray and acknowledged that she executed same as the free act and deed of said Jeffrey F. Bray for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of December 1998.

My Commission Expires:

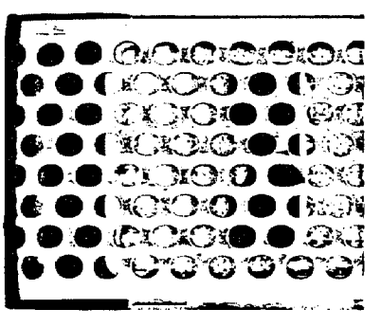
11/24/2001

Laura A. Beasley
Notary Public

7293 12/31 0101 03CHECK 458.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11277 PAGE 337

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

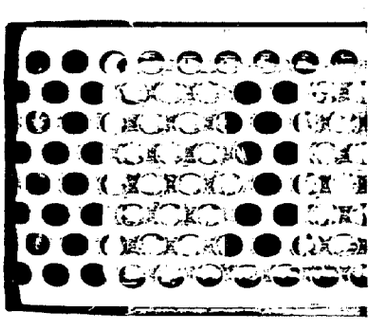
DAFT
121000.00
CO: TX 447.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 458.70
CHECK 458.70

12/31/98 01 14:41 0003 7293

0531596
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 2:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404599