THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 183,000.00

Michelle R Allison
Affiant

Subscribed and sworn to before me, this 4th day of January 1999

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN DAVID ALLISON 2603 Oakland Avenue Nashville, Tennessee 37212	REGIONAL INVESTMENT COMPANY 9221 Ward Parkway Suite 300 Kansas City, Missouri 64114	MAP 117-4 PARCEL 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THREE THOUSAND AND NO/100---------- ($ 183,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JAMES M. SHEA, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JOHN DAVID ALLISON AND WIFE, MICHELLE R. ALLISON hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the north 20.0 feet of Lot No. 200 and the south 40.0 feet of Lot No. 199 on the Map of Belmont Land Company's Plan of Lots as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID parts of lots front 60.0 feet on the west side of Oakland Avenue or Street and run back between parallel lines 175.0 feet to an alley together with an easement for joint driveway purposes of record in Book 8067, page 583, said Register's Office.

BEING the same property conveyed to James M. Shea by deed from William D. Hawley, Jr. and spouse, Paula Hawley and Lee A. Hawley, of record in Book 9505, page 593, Register's Office for Davidson County, Tennessee.

DEBORAH SHEA, spouse of James M. Shea, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2603 Oakland Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan of Lots of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of January, 19 99.

JAMES M. SHEA

DEBORAH SHEA

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. SHEA and DEBORAH SHEA, the 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 this 4th day of January, 1999.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

9740 01/07 0101 03CHECK 688.10

053376
IDENTIF. & REFERENCE

99 JAN -7 AM 10:00

WILLIAM BOYD
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 692

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

CAMT
183000.00
CON TX 677.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 688.10
CHECK 688.10
01/07/99 01 09:58 0001 9740

05338876
IDENTIF. # REFERENCE

99 JAN -7 AM 10:00
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409117