THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 96,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT M. BERNSTEIN 818 Glen Avenue Nashville, Tennessee 37204	REGIONAL INVESTMENT COMPANY 9221 Ward Parkway Suite 300 Kansas City, Missouri 64114	MAP 105-14 PARCEL 55

WARRANTY DEED

5240 03/08 0101 03CHECK 366.20

FOR AND IN CONSIDERATION of the sum of NINETY SIX THOUSAND AND NO/100---------- (S 96,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, COLE GRANVILLE CARTER, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ROBERT M. BERNSTEIN, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of J.H. White's Resubdivision of Lot No. 61 in Waverly Place of record in Book 547, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Cole Granville Carter by deed from Martha F. Wilson and husband, Hal E. Wilson, of record in Book 8830, page 832, Register's Office for Davidson County, Tennessee.

KIM D. CARTER, spouse of Cole Granville Carter, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

99 MAR -8 AM 11:06

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This is improved property known as 818 Glen Avenue, Nashville, Tennessee 37204

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ 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).

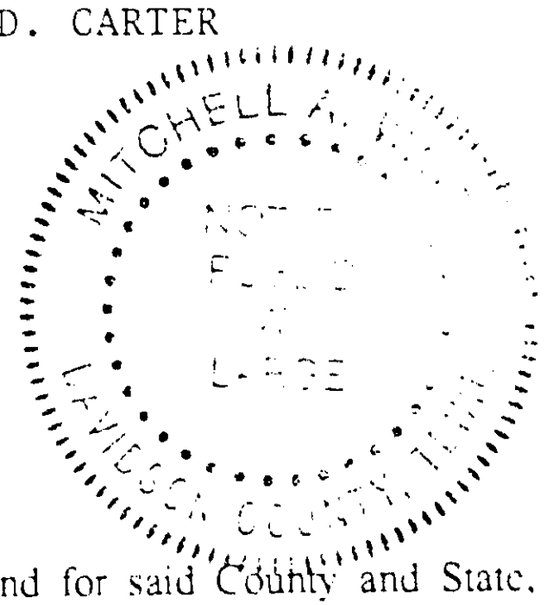
2. Matters shown on the Plan of J.H. White's Resub of Lt No. 61 in Waverly Place of record in Book 547, page 4, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of March, 19 99.

Cole Granville Carter
COLE GRANVILLE CARTER

Kim D. Carter
KIM D. CARTER



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 COLE GRANVILLE CARTER and KIM D. CARTER, the bargainor s, 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 1st day of March, 1999.

Notary Public

My Commission Expires: September 29, 2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11373 PG. 294

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

0557898

IDENTIFICATION REFERENCE

99 MAR -8 AM 11:06

REGISTER
DAVIDSON CO. TN.

			CAMT	96000.00
			CON TX	355.20
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	366.20
			CHECK	366.20
03/08/99	01	11:05	0001	5240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434402