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 $ 125,000.00

Affiant

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

Subscribed and sworn to before me, this 26th day of March 1999

Notary Public

My Commission Expires: 9. 29, 2001

BOOK 11408 PG. 278

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
OLIVIER G. BOUTAUD 4505 Idaho Avenue Nashville, Tennessee 37209	REGIONAL INVESTMENT COMPANY 9221 Wark Parkway #300 Kansas City, Missouri 64114	MAP 103-4 PARCEL 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100- ---------- ($ 125,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , PAUL D. SIMMONS AND WIFE, CYNTHIA W. SIMMONS hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto OLIVIER G. BOUTAUD AND WIFE, NATHALIE C. BOUTAUD 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 Lot No. 406, Block 22, on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Paul D. Simmons and wife, Cynthia W. Simmons, by deed from Carolyn R. Tate, unmarried, of record in Book 10067, page 268, Register's Office for Davidson County, Tennessee.

0567845
IDENTIFICATION REFERENCE

99 MAR 31 AM 9:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 4505 Idaho Avenue, Nashville, Tennessee 37209

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 s COVENANT with the said GRANTEE s that they are lawfully seized and possessed of said land in fee simple, have 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 Charlotte Park Company's First Addition of record in Book 57 , page 103 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of March, 19 99.

PAUL D. SIMMONS

CYNTHIA W. SIMMONS

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 PAUL D. SIMMONS AND WIFE, CYNTHIA W. SIMMONS, 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 26th day of March, 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

5722 03/21 0101 02CHECK TOTO 473.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11408 PG. 280

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

0567845

IDENTIFICATION REFERENCE

99 MAR 31 AM 9:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAHT
125000.00
CON TX 462.50
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

03/31/99 01 09:31 0001 5722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444781