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 $ 110,000.00

Mary Fern Greenbank
Affiant

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

Subscribed and sworn to before me, this 2nd day of August 1999

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

BOOK 11605 PAGE 404

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY FERN GREENBANK 844 Argyle Avenue Nashville, Tennessee 37203	REGIONAL INVESTMENT COMPANY 9221 Ward Parkway Suite 300 Kansas City, Missouri 64114	MAP 105-5 PARCEL 503

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND AND NO/100---------- ---------- ($ 110,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JOHN G. SMITH AND WIFE, MELINDA D. SMITH hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARY FERN GREENBANK, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the Map of Fairview Addition to Nashville of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John G. Smith and wife, Melinda D. Smith, by deed from The 844 Argyle Ave. Land Trust, Eckhardt Realty Corporation as Trustee, of record in Book 11451, page 876, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD AUG-4, PM 12:38
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

06297
IDENTIFICATION REFERENCE

This is improved property known as 844 Argyle Avenue, Nashville, Tennessee 37203

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a 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 Fairview Addition to Nashville of record in Book 57, page 94, Register's Office for Davidson County, Tennessee.

RECEIPT #00080802
DEED 418.00

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of August, 19 99.

JOHN G. SMITH

MELINDA D. SMITH
By John G. Smith

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

BOOK 11605 PAGE 405

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 John G. Smith, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 19 99.

My Commission Expires: 9/29/2001

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN G. SMITH, to me known to be the person who executed the foregoing instrument in behalf of MELINDA D. SMITH and acknowledged that he executed the same as the free act and deed of the said MELINDA D. SMITH.

WITNESS my hand and seal this 2nd day of August, 1999.

Notary Public

My commission expires: 9/29/01

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11605 PAGE 406

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

0620297

IDENTIF. & REFERENCE

99 AUG -4 PM 12:30

REGISTER
DAVIDSON COUNTY, TN.

CAMT	110000.00
CON TX	407.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	418.00
CHECK	418.00

08/04/99 01 12:35 0001 1802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500012