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 $ 199,000.00

Affiant

Subscribed and sworn to before me, this 5th day of October 1999

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DION R. EAGAN 1105 Clayton Avenue Nashville, Tennessee 37204	REGIONAL INVESTMENT COMPANY 9221 Ward Parkway Suite 300 Kansas City, Missouri 64114	MAP 118-5 PARCEL 36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY NINE THOUSAND AND NO/100---------- ($ 199,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MARK EDWARD DEUTSCHMANN AND WIFE, K-LEA GIFFORD hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DION R. EAGAN AND WIFE, MICHELLE A. EAGAN 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:

BEING the easterly 60.0 feet of Lot No. 20 on the Plan of the South Part of Dr. L.G. Noel's Property of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

SAID property fronts 60.0 feet on the southerly margin of Clayton Avenue and extends back between parallel lines a distance of 140.0 feet to a dead line.

BEING the same property conveyed to Mark Edward Deutschmann and K-Lea Gifford, as Joint Tenants with Rights of Survivorship by Quitclaim Deed from Ronald E. Underwood, Trustee, of record in Book 8745, page 333, Register's Office for Davidson County, Tennessee.

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This is improved property known as 1105 Clayton 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 GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEEs 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 South Part of Dr. L.G. Noel's Property of record in Book 547, page 105, 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___, his ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of October, 19 99.

Mark Edward Deutschmann
MARK EDWARD DEUTSCHMANN

K-Lea Gifford
K-LEA GIFFORD

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 MARK EDWARD DEUTSCHMANN AND WIFE, K-LEA GIFFORD, 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 5th day of October, 19 99.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11694 PAGE 49-A

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

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525071