BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 136,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

BOOK 11754 PAGE 469

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Epstein	Regional Investment Co.	117-4 #149.00
(NAME)	(NAME)	
2709 Brightwood Avenue	9221 Ward Parkway, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Kansas City, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Maureen A. Ryan, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Epstein

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:

LAND in Davidson County, Tennessee, being Lot No. 119 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, and that part of Brightwood Avenue added to said Lot by agreement of record in Book 716, page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 and part of Brightwood Avenue together front 50 feet on the westerly side of Brightwood Aveune, as changed by said agreement and run back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to Maureen A. Ryan, a single person, by deed from Alice C. Cobb, a single person, of record in Book 9828, page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 2709 Brightwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of November 19 99

Maureen A. Ryan by [signature] atty. in fact
Maureen A. Ryan

BOX 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11754 PAGE 470

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maureen A. Ryan, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of November 19 99.

Commission expires March 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4561 11/23 0101 03CHECK 515.31

On this 15th day of November, 1999, before me personally appeared Regina DuBois, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Maureen A. Ryan, and acknowledged that she executed the same as the free act and deed of said Maureen A. Ryan. Witness my hand and official seal at Nashville, TN, this 15th day of November, 1999.

My Commission Expires:
March 25, 2000

NOTARY PUBLIC

Warranty Deed from Maureen A. Ryan, to David K. Epstein.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

REFERENCE

99 NOV 23 PM 2:24

REGISTER
DAVIDSON COUNTY, TN.

06604452

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11754 PAGE 471

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

0660452

JOB/ACCT # REFERENCE

99 NOV 23 PM 2:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	136300.00
CON TX	504.31
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	515.31
CHECK	515.31

11/23/99 01 14:26 0001 4561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542199