THIS INSTRUMENT PREPARED BY:

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 220,900.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JONATHAN B. ERTELT 2536 Blair Boulevard Nashville, Tennessee 37212	REGIONAL INVESTMENT COMPANY 9221 Ward Parkway #300 Kansas City, Missouri 64114	MAP 104-11 PARCEL 301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND NINE HUNDRED AND NO/100---------- ($ 220,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, DIRK J. SNYDERS, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JONATHAN B. ERTELT AND WIFE, BONNIE ARANT ERTELT 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 Lot No. 133 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 133 fronts 60.0 feet on the northerly side of Blair Boulevard (formerly Long Avenue) and runs back 154.2 feet on the westerly side and 155.6 feet on the easterly side to a line in the rear which measures 60.0 feet thereon.

BEING the same property conveyed to Dirk Snyders a/k/a Dirk J. Snyders by deed from David P. McMorrow and wife, Theresa F. McMorrow, of record in Book 10237, page 275, Register's Office for Davidson County, Tennessee.

99 DEC -1 PM 3:20
FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

066285

This is improved property known as 2536 Blair Boulevard, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has 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 Bransford Realty Co.'s S/D of Edgar Jones Home Place of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of November, 1999.

Dirk J. Snyders by Mark D. Atty in Fact
DIRK J. SNYDERS

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 DIRK J. SNYDERS, UNMARRIED, 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 29th day of November, 1999.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7171 12/01 0101 03CHECK 828.33

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 _____.

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 MARK DEUTSCHMANN to me known to be the person who executed the foregoing instrument in behalf of DIRK J. SNYDERS and acknowledged that he executed the same as the free act and deed of the said DIRK J. SNYDERS.

Witness my hand and seal this 29th day of November, 1999.

Notary Public

My commission expires: 9/29/2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11764 PAGE 551

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

0662855

REFERENCE

99 DEC -1 PM 3:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	220900.00
CON TX	817.33
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	828.33
CHECK	828.33

12/01/99 01 15:21 0001 7171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544773