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 $ 218,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 1999

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANGELO T. PETRAGLIA 1510 Clayton Avenue Nashville, Tennessee 37212	REGIONAL INVESTMENT COMPANY 9221 Ward Parkway Suite 300 Kansas City, Missouri 64114	MAP 117-8 PARCEL 158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTEEN THOUSAND AND NO/100---------- ($ 218,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, ANNE MARIE THARPE, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ANGELO T. PETRAGLIA, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 201 on the Plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Anne Marie Tharpe, unmarried, by deed from G.T. Kenworthy and wife, Lucinda Buttorf, of record in Book 6988, page 383, Register's Office for Davidson County, Tennessee; the said Anne Marie Tharpe having since married.

JAMES S. KRAMKA, spouse of Anne Marie Tharpe, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

Instr:200001030000254 Page: 1 OF 2
REC'D FOR REC 01/03/2000 11:36:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $806.60

This is improved property known as 1510 Clayton Avenue, 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she 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 Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, _her___ 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 _I__ have hereunto set _my__ hand___on this the __30th__ day of ___December___, 1999.

ANNE MARIE THARPE

JAMES S. KRAMKA

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

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 ANNE MARIE THARPE and JAMES S. KRAMKA, 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 ___30th_day of __December, 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 _____.

My Commission Expires: _____

Notary Public