K 1681

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00
. . . . . Ten and no/100 . . . . . DOLLARS
cash in hand paid by Helen E. Regen, unmarried, and Ten Dollars cash in hand paid by Edward C. Regen, unmarried, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, W. P. Regen, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Helen E. Regen and Edward C. Regen; in the event of death of one, the survivor takes the entire fee -her or his heirs and assigns,
[redacted] as follows, to-wit:

"A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Being lot Number two (2) in W. A. Gilmore's subdivision of lots Numbers twenty three (23) and part of lot Number twenty two (22) in W.L.McLawrence's plan of lots recorded in Book No. 21, page 148, R.O.D.C. Said lot being situated in tenth (10th) civil district of Davidson County and fronting fifty (50) feet on the north side of Caruther Avenue just opposite the mouth of Preston Street, - and running back north between parallel lines the east line being 176-14 feet, and west line 177-25 feet to dead line, said plan of W. A. Gilmore's subdivision is recorded in Book No. 161, page 160, R.O.D.C."Tennessee.

Being the same property conveyed to W.P.Regen by deed from L.H.McLauchlin and wife, Annie M. McLauchlin of record in Book 358, page 489, Register's Office for said County.

It is understood and agreed by the grantees herein that neither of their respective interest can be sold without mutual written consent.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Helen E. Regen and Edward C. Regen, their heirs and assigns, forever.

And I do covenant with the said Helen E. Regen and Edward C. Regen that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, W. P. Regen do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Helen E. Regen and Edward C. Regen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of February, 1949

W P Regen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. B. Clark, a Notary Public in and for said County and State, the within named W. P. Regen, unmarried,

the bargainor, with whom I am personally acquainted, and who acknowledged that he has executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 1949.

My commission expires October 8th 1950

H. B. Clark
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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