K 2752

WARRANTY DEED

FROM

Robert L. Lawrence, et ux

TO

Albert Lee Regen, et ux

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

For and in Consideration of the sum of One ($1.00)

DOLLARS

cash in hand paid by Albert Lee Regen and wife, Christine Harrison Regen and other good and valuable considerations receipt of all of which is hereby acknowledged,

We, Robert L. Lawrence, Jr. and wife, Tennie Brewer Lawrence have bargained and sold, and by these presents do transfer and convey unto the said Albert Lee Regen and wife, Christine Harrison Regen their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, May 29, 1958, as follows:

Beginning at an iron pin in Otter Creek Road at the northwest corner of the property conveyed to Leonard L. Clark and wife, by deed from Raymond John Morris and wife, of record in book 2137, page 421, Register's Office for said County; thence with said Clark's northern boundary line south 89 degrees east 308.51 feet to an iron pin; thence north 2 degrees 04' east 328.32 feet to an existing nail and bottle cap corner in Otter Creek Road; thence with the same south 44 degrees 47' west 454.7 feet to the beginning.

Being part of the real property conveyed to Robert L. Lawrence, Jr. and wife, Tennie Brewer Lawrence, by deed from Nashville Trust Company, as Administrator C. T. A. under decree of record in Minute Book 9, page 425, County Court of Williamson County, Tennessee, dated August 18, 1952, filed August 26, 1952, and recorded in book 2092, page 375, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from Sarah E. Baxter to R. T. Barrett and wife, dated June 4, 1937, filed June 5, 1937, and recorded in book 1040, page 129, Register's Office for Davidson County, Tennessee.

For other good and valuable consideration, Nashville Bank and Trust Company declaring that it is the holder of the promissory note including the indebtedness, as described in a deed of trust of record in Book 2166, page 183, Register's Office for said County, does hereby release the lien of said indebtedness and the note evidencing same, as to the above described portion of the land herein conveyed.

The lien retained in said deed of trust of record in book 2166, page 183, Register's Office for said County, shall remain in full force and effect as to the remainder of the property less those portions heretofore released.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Lee Regen and wife, Christine Harrison Regen their heirs and assigns, forever.

And we do covenant with the said Albert Lee Regen and wife, Christine Harrison Regen 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.

PG 13