WARRANTY DEED

BOOK 4003 PAGE 268

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. & Mrs. Eugene M. Regen, Jr.	Guaranty Mortgage Company,	7DA-36585
(NAME:) 3504 Echo Hill Road	(NAME:) 316 Union St.,	Map 117-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville 3, Tenn.	Par. 28
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M S

For and in Consideration of the sum of Fifty-two Thousand Five Hundred and no/100 ($52,500.00) - *DOLLARS*

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, Robert C. Hilton and wife, Cecelia C. Hilton,

have bargained and sold, and by these presents do transfer and convey unto the said Eugene M. Regen, Jr., and wife, Elizabeth M. 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 Davidson County, Tennessee, being lot No. 13 of Block No. 4 on the Plan of Woodmont Estates, as of record in book 974, page 29, Register's Office for said County. Said lot No. 13 fronts 202.2 feet on the easterly side of Echo Hill Road and runs back 420.3 feet on the northerly line and 376 feet on the southerly line to the westerly line of lot No. 16, measuring 141.2 feet thereon.

Being the same real property conveyed to Robert C. Hilton and wife, Cecelia C. Hilton, by deed from Lillian S. Bayer, of record in book 2272, page 443, said Register's Office.

Possession of said premises shall be delivered to the grantees on April 15, 1966.

This conveyance is made subject to certain easements as set out in a deed of record in book 1108, page 371, said Register's Office, a 60 foot building setback line as shown on the recorded plan aforesaid, and restrictive covenants as contained in an instrument executed by Third National Bank, Trustee, as of record in book 1049, page 28, said Register's Office, and amended by instrument of record in book 1809, page 149, said Register's Office.

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

This is improved (X) unimproved ( ) property, known as 3504 Echo Hill Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene M. Regen, Jr., and wife, Elizabeth M. Regen, their *heirs and assigns, forever.*

And we *do covenant with the said* Eugene M. Regen, Jr., and wife, Elizabeth M. 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.,* except as above provided and taxes for the year 1966, which have been prorated and the payment of which is assumed by the grantees.

And Robert C. Hilton and wife, Cecelia C. Hilton *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Eugene M. Regen, Jr. and wife, Elizabeth M. Regen, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 4th *day of* April, *1966, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert C. Hilton

Cecelia C. Hilton

FILED APR 5 1966

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Imogene P. Etter, *a Notary Public in and for said County and State,* Robert C. Hilton and wife, Cecelia C. Hilton,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* April, *19* 66.

Imogene P. Etter, *Notary Public*

Commission expires October 4, 1969

IMOGENE P. ETTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Robert C. Hilton, et ux

TO

Eugene M. Regen, Jr. and wife

Elizabeth M. Regen

GUARANTY TITLE CO. OF NASHVILLE

STATE TAX $ 78.75
PROBATE 50
TOTAL $ 79.25

APR 6 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 6 1966

23333

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 6 11 32 AM '66

NOTED: BOOK 113 PAGE 268
RECORDING FEE $ 2.00
DEP. REG. 2

496730