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Prepared by: Howard F. Butler
Attorney at Law
1406 Nashville Bank & Trust Bldg
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
J. B. Regen, Jr., et ux	J. B. Regen, Jr.	Map. 105-15
(NAME:)	(NAME:)	Par. 12
865 Glendale Lane	865 Glendale Lane	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204	Nashville, Tenn. 37204	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PD

For and in Consideration of the sum of ----------TEN and 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and love and affection, the receipt of all of which is hereby acknowledged, I, J. B. Regen, a widower,

STATE TAX $ 9.90
PROBATE .50
TOTAL $ 10.40

OCT 30 1967

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

PAID OCT 30 1967

have bargained and sold, and by these presents do transfer and convey unto the said J. B. Regen, Jr. and wife, Sara Robertson Regen, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Tract No. 1 on the plan of the lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for said County, and a part of a Tract lying immediately north of same, as described according to a copy of a survey thereof made by W. W. Turner, Company, Engineers, October 20, 1950, as follows:

Beginning at a point in the northerly margin of Craighead Avenue west of the westerly margin of Brown's Creek, at the southeast corner of the property conveyed to J. E. Oglesby, Jr., by deed of record in Book 1534, page 380, said Register's Office; thence along Oglesby's east line north 22° 31' east 493 feet to a point, being Oglesby's northeast corner; thence with his north line, north 79° 20' west 158 feet to a point in the east line of the property conveyed to General Shoe Corporation; thence with General Shoe Corporation's east line north 35° 43' east 225.2 feet to a point and north 9° 55' west 73.3 feet to a point in the south line of Defense Housing Project Tenn. No. 4011; thence with the south line of said Defense Housing Project Property, north 86° 56' east 155.5 feet to the westerly margin of Bransford Avenue; thence with the westerly margin of same south 20° 24' east 288.3 feet to the northeast corner of property conveyed to Ray E. Gardner and wife, by deed of record in Book 1577, page 294, said Register's Office; thence along Gardners' northerly line, south 40° 14' west 85.1 feet to said Gardner's northwest corner, being the northeast corner of the property conveyed to the Metal Products Company, by deed of record in Book 1491, page 228, said Register's Office; thence with the said Metal Products Co's line as follows: south 61° 37' west 200 feet, south 22° 37' west 223 feet and south 60° 26' west 120.8 feet to a point at the southwest corner of Metal Products Co.'s property, in the north margin of Craighead Avenue, being 626 feet west of the westerly margin of

Bransford Avenue; thence with the north margin of Craighead Avenue, north 84° 49' west, crossing Brown's Creek, 79.1 feet to the beginning.

Being the same property conveyed to J. B. Regen, Et Ux, by deed from Wallace E. Lunn, et ux, of record in Book 2012, page 523, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2221 Bransford Ave., Nashville, Tenn. (business bldg.)
(House Number) (Street) 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 J. B. Regen, Jr. and wife, Sara Robertson Regen, their *heirs and assigns, forever.*

And I *do covenant with the said* J. B. Regen, Jr., et ux Sara Robertson 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, J. B. Regen, a widower, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. B. Regen, Jr., et ux Sara Robertson Regen, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30 *day of* October, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x J. B. Regen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha Highfill *a Notary Public in and for said County and State, the within named* J. B. Regen, a widower,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 30 *day of* October, *19* 67. Martha Highfill, *Notary Public.*

Commission Expires COMMISSION EXPIRES JANUARY 24, 1971

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

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

....., *Notary Public.*

Commission Expires.....

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

J. B. REGEN, a widower

TO

J. B. REGEN, JR., ET UX
SARA ROBERTSON REGEN

(61,600 CS)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

94358

OCT 10 3 53 PM '67

RECORDING FEE $ 2.00

DEP. REG. ____

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J B Regen Jr.
865 Glendale Ln
Nash 37204

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE