BOOK 4427 PAGE 31 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,750.00

Charles F. Regen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 70

Notary Public

MY COMMISSION EXPIRES: 9-23-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Regen, et ux (NAME)	J. I. KISLAK MORTGAGE CORPORATION OF FLORIDA (NAME)	Map 73-13
1936 Valley Park Drive (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Par 31
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tommie R. Bird, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles F. Regen and wife, Virginia V. Regen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davids on County, Tennessee, being Lot No. 86 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 86 fronts 70.0 feet on the southerly margin of Valley Park Drive and extends back between lines, measuring 137.9 feet on the easterly side and 180.0 feet on the westerly side to a dead line in the rear on which it measures 115.4 feet.

BEING the same property conveyed to Dan R. Bird and wife, Tommie R. Bird, by deed from Harlan Construction Company, Inc., of record in Book 3252, page 87, Register's Office for Davidson County, Tennessee. The said Dan R. Bird having since died.

This is unimproved ( ) improved (X) property, known as 1936 (House Number) Valley Park Drive (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of June, 19 70

Tommie R. Bird

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommie R. Bird, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1970.

Commission expires 4-22-72

Linda L. Carter
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TOMMIE R. BIRD, A WIDOW

TO

CHARLES F. REGEN AND WIFE,

VIRGINIA V. REGEN

A 8 1 8 1 8

IDENTIF. REFERENCE

JUN 25 2 12 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to: Charles F. Regen
1915 Pinehurst Dr.
Nashville, Tenn. 37216

JUN 25 70	CONV	18,750.00				
JUN 25 70	S'TAX		A*	48.62		
JUN 25 70	PR'FEE		A*	.50		
JUN 25 70	W'DEED		A*	3.00	*	52.12