This Instrument Prepared by:
[illegible]
Hale, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5196 PAGE 261

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-13-216	Edward C. Regen 3517 General Hood Trail Nashville, Tenn. 37204	Same as new owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP 13 [illegible] CONV 11,304.75
SEP 13 [illegible] S'TAX B* 29.3[illegible]
SEP 13 [illegible] PR'FEE B* .50
SEP 13 [illegible] W'DEED B* 4.00 * 33.88

I, HELEN E. REGEN DOERFLER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD C. REGEN, a One-half (1/2) undivided interest in and to

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in the 10th District of said County, being Lot No. 2 in W. A. Gilmore's Subdivision of Lots Nos. 23 and part of Lot No. 22 in W. L. B. Lawrence's Plan of Lots recorded in Book 161, page 160, said W. A. Gilmore's subdivision is of record in Book 161, page 160.

Said tract fronts 50 feet on the north side of Caruthers Avenue, just opposite the mouth of Preston Street and runs back north between parallel lines, the east line being 176.14 feet, and west line 177.25 feet, to a dead line.

Being the same property conveyed to Helen E. Regen Doerfler and Edward C. Regen, by Trustee's Deed from David B. Herbert, Trustee, as of record in Book 5170 page 585.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of August, 1977.

Virginia B. Grubbs
Notary Public
my Commission expires 08-08-79

Helen E. Regen Doerfler
Helen E. Regen Doerfler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Virginia B. Grubbs, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Helen E. Regen Doerfler

the bargainor(s), 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, the 7th day of September, 1977.

My commission expires: 08-08-79

Virginia B. Grubbs
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 11,304.75

X Edward C. Regen
Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF September 1977

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL)

Notary Public

E 25760

IDENTIF. REFERENCE

SEP 13 4 04 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HELEN E. REGEN DOERFLER

TO
EDWARD C. REGEN

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public