THIS INSTRUMENT WAS PREPARED BY:
WILKINS, [illegible]
[illegible]
[illegible]
NASHVILLE, [illegible]

BOOK 5239 PAGE 565

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. Duncan Regen (NAME)	Commerce Union Bank (NAME)	148-13-68
328 Fairlane Drive (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl, Real Estate Div. (STREET ADDRESS)	5DU 45034
Nashville, Tennessee, 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37239 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- *Dollars,*

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES W. MORROW and wife, Mary Morrow

have this day bargained and sold, and do hereby transfer and convey unto the said

T. DUNCAN REGEN and wife, CAROLYN S. REGEN

certain real estate in Davidson County, Tennessee, as follows:

~~XXXXXXX~~ *heirs and assigns.*

LAND in Davidson County, Tennessee, being Lot No. 290 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County.

SAID Lot No. 290 fronts 102.6 feet on the northerly margin of Fairlane Drive and extends back 152.6 feet on the easterly line and 207.1 feet on the westerly line to a broken line in the rear, measuring 114.8 feet thereon.
BEING the same property conveyed to James W. Morrow and wife, Mary Morrow by deed from James W. Pickle and wife, Charlotte C. Pickle of record in Book 4823, page 376, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,000.00

Subscribed and sworn to before me, this the 30th day of December 19 77

My commission expires: 11-17-80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 328 Fairlane Drive, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~XXXXXXX~~ *heirs and assigns forever.* We ... *covenant that* we are ... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We ... *further covenant and bind* ourselves, our ... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness Their hand s this 22nd day of December, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James W. Morrow

X Mary Morrow

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James W. Morrow and wife, Mary

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* 22nd *day of* December, *19* 77.

Notary Public

Commission expires 8-2-81

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 .....

JAN-3 78	CONV	27,000.00			
JAN-3 78 S'TAX			B*	70.20	
JAN-3 78 PR'FEE			B*	.50	
JAN-3 78	W'DEED		B*	4.00	* 74.70

WARRANTY DEED

FROM
James W. Morrow, et ux
TO
T. Duncan Regen, et ux

E 44439

IDENTIF. REFERENCE

JAN 3 3 01 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631