FORM NO. WD-1

BOOK 5302 PAGE 683

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1978

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Attorney, 26th Floor, First American Center, Nashville, TN. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTIE G. BROOKS (NAME)	SAME (NAME)	105-13
10th Floor, Third National Bank (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	216
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(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~~, I, Edward C. Regen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Artie G. Brooks

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ her 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. 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 60, Register's Office for said County. Said W. A. Gilmore's Subdivision is of record in Book 161, page 160, said Register's Office.

SAID Lot No. 2 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 the west line being 177.25 feet, to a dead line.

BEING the same property conveyed to Edward C. Regen by deeds from David B. Herbert, Trustee, of record in Book 5170, page 585, said Register's Office, and from Helen E. Regen Doerfler of record in Book 5196, page 261, said Register's Office.

This is unimproved ( ) improved ( ) property, known as Lot No. 2, W. A. Gilmore's Subdivision. Davidson County, TN.
(House Number) (Street) (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 day of June, 1978

Edward C. Regen
EDWARD C. REGEN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Edward C. Regen

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 [illegible], Tennessee, this [illegible] day of June 19 78

Commission expires [illegible]

Notary Public

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
EDWARD C. REGEN,

TO
ARTIE G. BROOKS.

E 72929

IDENTIF. REFERENCE

JUN 23 2 35 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Brooks Realty & Construction Co.
10th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTOR®
REALTORS
Phone 255-5749 • 297-7698

JUN23 78	CONV	18,000.00			
JUN23 78	S'TAX		B*	46.80	
JUN23 78	PR'FEE		B*	.50	
JUN23 78	W'DEED		B*	4.00	* 51.30