This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5326 PAGE 257

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip A. Regen	Mercantile Mortgage Company	Map 148-1
(NAME)	(NAME)	
3721 Hillbrook Court	P. O. Box 14569	Parcel 76
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	St. Louis, Missouri 63178	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Phillip A. Regen and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Patricia Jackson, formerly Parker, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip A. Regen,

his *(successors), heirs and assigns,*

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

Being Lot No. 201 on the Plan of Hillbrook, Section Two, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north margin of Hillbrook Court at the corner of Lots Nos. 200 and 201; thence with the line between said lots northerly 157.5 feet to the line of Lot No. 203; thence with the line between Lots Nos. 201 and 203, easterly 39 feet to a corner of Lot No. 202; thence with the line between Lots 201 and 202 southeasterly 121.1 feet to the west margin of Hillbrook Drive; thence with the margin of the same, southerly 83.8 feet to the beginning of a curve; thence around said curve, southwesterly 35.7 feet to the north margin of Hillbrook Court; thence with the margin of the same, westerly 114.7 feet to the point of beginning.

Being the same property conveyed to Patricia Parker, now Jackson, by deed from Irvin Herrud and wife, Sadie Najeba Herrud, of record in Book 4642, page 839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utility purposes along the north rear line of said lot, a 2.5 x 30 foot utility anchor easement located on Hillbrook Court at the west front corner of said lot, a 30-foot minimum building setback line from Hillbrook Drive and conditions of owner's certificate, as shown in Book 3300, page 12, Register's Office for Davidson County, Tennessee; and restrictive covenants of record in Book 3277, page 482, as amended in Book 3286, page 375, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 15th day of August 1979

Affiant Phillip A Regen

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy Lee Cook

This is unimproved ( ) improved (XX) property, known as 3721 Hillbrook Court (House Number) (Street) Nashville, Tennessee 37211 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
Phillip A. Regen,
his *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the purchaser.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Phillip A. Regen,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Patricia Jackson
Patricia Jackson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carolyn D. Griffith, *a Notary Public in and for said County and State,* Patricia Jackson

the within named 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* 15th *day of* August, *19* 78.

Carolyn D. Griffith *Notary Public*

Commission expires September 1, 1980

CAROLYN G. GRIFFITH NOTARY PUBLIC DAVIDSON COUNTY

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Patricia Jackson
TO
Phillip A. Regen

AUG 17 78	CONV	35,000.00			
AUG 17 78 S'TAX			B*	91.00	
AUG 17 78 PR'FEE			B*	.50	
AUG 17 78	W'DEED		B*	4.00	* 95.50

E 8 3 3 5 7

IDENTIF. REFERENCE

Aug 17 10 16 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238