This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5663 PAGE 611

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Helen Jane Nunley | Commerce Union Bank | 148-13-68 |
| (NAME) 288 Paragon Mills Road | (NAME) One Commerce Place | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211 | (STREET ADDRESS) Nashville, Tennessee 37239 | |
| (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 Helen Jane Nunley and W. S. Outlaw and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Helen Jane Nunley and W. S. Outlaw have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $26,900.00, secured by deed of trust of record in Book 5239, page 567, Register's Office for Davidson County, Tennessee,

We, T. Duncan Regen and wife, Carolyn S. Regen

*have this day bargained and sold, and do hereby transfer and convey unto the said* Helen Jane Nunley and W. S. Outlaw, jointly for life with right of survivorship,

*(successors), heirs and assigns,*

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

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 T. Duncan Regen and wife, Carolyn S. Regen by deed from James W. Morrow and wife, Mary Morrow, of record in Book 5239, page 565, Register's Office for said County.

This conveyance is subject to the plan of record in Book 2331, pages 145 and 146, Register's Office for said County, which shows an Owner's Certificate, a 30-foot set-back line from Fairlane Drive, a 10-foot easement for public utilities and an overhang easement; and restrictive covenants of record in Book 2598, page 491, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,295.76

Subscribed and sworn to before me, this the 10th day of October 19 80

Affiant

My commission expires: 4/8/84
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 328 Fairlane Drive, Nashville, Tennessee 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* Helen Jane Nunley and W. S. Outlaw, their

*(successors),*

*heirs and assigns forever.* We *covenant that* we have *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 taxes for 1980 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Helen Jane Nunley and W. S. Outlaw their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands *this* 10th *day of* October, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T. Duncan Regen

Carolyn S. Regen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State,* T. Duncan Regen and wife, Carolyn S. Regen

*the within named bargainor....., 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* Nashville, *Tennessee, this* 10th *day of* October, *19* 80

Mary Emery
*Notary Public*

*Commission expires* 4/3/84

NOTARY PUBLIC TENNESSEE 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*.....

7606 10/14 113.90- CHECK

**WARRANTY DEED**

FROM

TO

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G 1-2-1-90

IDENTIF. REFERENCE

OCT 14 9 10 AM '80

FEE $ 3.00
DAVIDSON COUNTY TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5663 PAGE 613

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 41295.76- CO | |
| | | | 107.38 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 113.88- | |
| 7806A | 10/14/80 | BAL | .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 2 1 9 0

IDENTIF. REFERENCE

OCT 14 9 10 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENN.

No. 785475