OFFICIAL RECEIPT

Box 32

PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

File 21

Bkf.

WARRANTY DEED

BOOK 6236 PAGE 83

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
William M. Regan and wife, Judith J. Regan 79 Brookwood Terrace Nashville, TN 37205	Same	Map 103-14 Parcel 33 8DA-58615

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. Raymond Lyell and wife, Dina V. Lyell, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto William M. Regan and wife, Judith J. Regan, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Hillwood Terrace, Section II, as of record in Book 3300, page 33, and revised in Book 3300, page 73, Register's Office for said County.
>
> Said Lot No. 34 fronts 95.0 feet on the southwesterly side of Brookwood Terrace and extends back 235.6 feet on the northwesterly line and 232.3 feet on the southeasterly line to a dead line in the rear, measuring 95.0 feet thereon.
>
> Being the same property conveyed to W. Raymond Lyell and wife, Dina V. Lyell, by deed of record in Book 5463, page 517, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 79 Brookwood Terrace, Nashville, TN 37205.

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 our hands this 15th day of February, 1984.

W. Raymond Lyell

Dina V. Lyell

3185 02/23 224.90- CHECK

10745

T IDENTIF. REFERENCE-

FEB 23 3 05 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
WILSON, II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6236 PAGE 84

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Raymond Lyell and wife, Dina V. Lyell, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of February, 1984.

June D. McKinney
Notary Public

My Commission expires: 4-20-86

JUNE D. McKINNEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

William M. Regan
Affiant

Sworn to and subscribed before me this 15th day of February, 1984.

Notary Public

My Commission expires: 4-27-85

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6236 PAGE 85

RECEIVED OF _____

FOR _____

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

84000.00- CAMT.
218.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 224.90-
5185A02/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 4 7 4 5

IDENTIF. REFERENCE

FEB 23 3 05 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15333