This deed prepared by: (CEN Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

Filed

SAFECO TITLE INSURANCE COMPANY

BOOK 6284 PAGE 340

WARRANTY DEED

AE #7242
FILE NO. ERM #49/AB-80-12678

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 23rd day of April, 19 84, between KENNETH P. BREEDEN and JENNY P. BREEDEN, husband and wife

of the County of DAVIDSON, and State of TENNESSEE as party or parties of the first part, hereinafter called Grantor, and

MICHAEL D. REGAN AND KATE WARNER HUDSON,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lot No. 81 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

SAID Lot No. 81 fronts 60 feet on the westerly margin of Westover Drive and extends back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to Kenneth P. Breeden and wife, Jenny P. Breeden by deed from Sam B. Richardson, Jr. and wife, Judy C. Richardson, of record in Book 5271, page 56, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Independent Life and Accident Insurance Company, of record in Book 5271, page 58, Register's Office for Davidson County, Tennessee.

MAY 3 9 50 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

I 1:9 @ 1:9

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Michael D. Regan and Kate Warner Hudson 109 Westover Drive Nashville, Tennessee 37205	SAME	130-2 84 7DZ-29595

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Kenneth L Breeden
KENNETH R. BREEDEN

Jenny P. Breeden
JENNY P. BREEDEN

STATE OF Tennessee
COUNTY OF Davidson

On this the 23 day of April, 19 84, before me personally appeared KENNETH P. BREEDEN and JENNY P. BREEDEN, husband and wife to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and notarial seal.

Dale B. Wilkes
Notary Public

My Commission Expires:
7-18-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $163,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael D Regen

Subscribed and sworn to before me on this the 2nd day of May, 19 84.

Christy Wilkinsley
Notary Public

My Commission Expires:
Nov 1, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6284 PAGE 342

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

163000.00- CAMT.
423.60 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 430.30-
3456A05/03/84 CHG .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 96 1 6W

IDENTIF. REFERENCE

MAY 3 9 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33063