FORM NO. WD-1

BOOK 6590 PAGE 516

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,960.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: 10

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Larry Snedeker, 12th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Shumate (NAME)	Same (NAME)	Map 105-15
1303 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12
Nashville, Tenn. 37210 (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, J.B. Regen, Jr. and wife, Sara Robertson Regen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Shumate

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(See attached Exhibit A)

J 15677

IDENTIF. REFERENCE

JUN 25 9 19 AM '85

FEES & TAXES PAID TO REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2221 (House Number) Belmont Ave (Street) Nashville (P. O. Address) Tenn. (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 20th day of June, 1985

Sara Regen
SARA. REGEN

J.B. Regen, Jr.
J.B. REGEN, JR.

STATE OF TENNESSEE
Davidson County

BOOK 6590 PAGE 517

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.B. Regen, Jr. and Sara Regen

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 19 85

Commission expires 10-5-88

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

J.B. Regen, Jr. and wife,

Sara Regen

TO

Robert Shumate

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.

EXHIBIT A

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Tract No. 1 on the plan of the lands of W.W. Berry, as of record in Book 421, page 26, Register's Office for said County, and a part of a tract lying immediately north of same, as described according to a copy of a survey thereof made by W.W. Turner, Company, Engineers, October 20, 1950, as follows:

Beginning at a point in the northerly margin of Craighead Avenue west of the westerly margin of Brown's Creek, at the southeast corner of the property conveyed to J.E. Oglesby, Jr., by deed of record in Book 1534, page 380, said Register's Office; thence along Oglesby's east line north 22 deg. 31' east 493 feet to a point, being Oglesby's northeast corner; thence with his north line, north 79 deg. 20' west 158 feet to a point in the east line of the property conveyed to General Shoe Corporation; thence with General Shoe Corporation's east line north 35 deg. 43' east 225.2 feet to a point and north 9 deg. 55' west 73.3 feet to a point in the south line of Defense Housing Project Tenn. No. 4011; thence with the south line of said Defense Housing Project Property, north 86 deg. 56' east 155.5 feet to the westerly margin of Bransford Avenue; thence with the westerly margin of same south 20 deg. 24' East 288.3 feet to the northeast corner of property conveyed to Ray E. Gardner and wife, by deed of record in Book 1577, page 294, said Register's Office; thence along Gardners' northerly line, south 40 deg. 14' west 85.1 feet to said Gardner's northwest corner, being the northeast corner of the property conveyed to the Metal Products Company, by deed of record in Book 1491, page 228, said Register's Office; thence with said Metal Products Company's line as follows: south 61 deg. 37' west 200 feet, south 22 deg. 37' west 223 feet and south 60 deg. 26' west 120.8 feet to a point at the southwest corner of Metal Products Company's property, in the north margin of Craighead Avenue, being 626 feet west of the westerly margin of Bransford Avenue; thence with the north margin of Craighead Avenue, north 84 deg. 49' west, crossing Brown's Creek, 79.1 feet to the beginning.

Being the same property conveyed to J.B. Regen, Jr. and wife, Sara Robertson Regen, by deed from J.B. Regen, a widower of record in Book 4185, page 278, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom are the following two tracts:

EXCLUDED TRACT ONE: A strip or tract of land in the 29th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Tract No. 1 on the plan of the lands of W.W. Berry, as of record in Book 421, page 26, Register's Office for said County described according to a survey made by Barge, Waggoner & Sumner, Inc., Engineers, for said Government, known as right-of-way Map Craighead Street 63-R-99.

Said strip or tract of land fronts 79.1 feet on the present northerly margin of Craighead Street and extends back North 6 deg. 25' East 27.15 feet on the East or the Metal Products Company's line and North 22 deg. 31' East 25.11 feet on the West or the Oglesby line to points on the new relocated Northerly margin of Craighead Street on which it measures 71.9 feet thereon.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from J.B. Regen, Jr. and wife, Sarah Robertson Regen, of record in Book 4445, page 571, Register's Office for Davidson County, Tennessee.

EXCLUDED TRACT TWO: Land in Davidson County, Tennessee, being part of Tract No. 1 on the plan of the lands of W.W. Berry, as of record in Book 421, page 26, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, May 26, 1977, as follows:

BEGINNING at the northeast corner of the property conveyed to Metal Products Company by deed from James E. Malone and wife, of record in Book 1491, page 228, Register's Office for said County; thence with the said Metal Products Company's line, south 61 degrees, 34 minutes west 200.75 feet; thence north 29 degrees 37' east 152 feet; thence south 70 degrees 12 minutes east 107.78 feet to the beginning, containing 8,070 square feet or 0.18 of an acre, more or less.

Being the same property conveyed to Metal Products Company be deed from J.B. Regen, Jr. and wife, Sarah Robertson Regen, of record in Book 5168, page 623, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6590 PAGE 519

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

163960.48- CAMT.
426.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 435.90-
1489A06/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 15677

IDENTIF. REFERENCE

JUN 25 9 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147843