THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Sharon Regen
2129 Bernard Avenue
Nashville, TN 37212

MORTGAGEE:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 352
24W-07630

WARRANTY DEED BOOK 7071 PAGE 910

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert M. Pickens and wife, Elizabeth W. Pickens

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sharon Regen, unmarried,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the plan of St. Bernard Place, of record in Book 161, page 171, Register's Office for said County.

SAID Lot No. 36 fronts 50 feet on the southerly margin of St. Bernard Avenue and extends back 142.02 feet on the easterly line and 141.58 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Robert M. Pickens and wife, Elizabeth W. Pickens by deed from Melba Fowler Simpson, a widow, of record in Book 6697, page 313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

7370 RECEIVED FOR RECORD Dec 17 10 28 AM '86

This is (un)improved property, known as 2129 Bernard Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~15th~~ day of ~~December~~, 19~~86~~

Elizabeth W. Pickens
Elizabeth W. Pickens

Robert M. Pickens
Robert M. Pickens

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of December, 19 86, before me personally appeared Robert M. Pickens and wife, Elizabeth W. Pickens, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Christy Wilkins Ivey

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7071 PAGE 911

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 108,500.00.

Sharon Regen
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1986.

My Commission Expires: Nov 4, 1987

Notary Public

WARRANTY DEED

from:
Robert M. Pickens and wife,
Elizabeth W. Pickens

to:
Sharon Regen, unmarried,

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25947

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

RECEIVED OF _____

FOR _____

BOOK 7071 PAGE 912

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

10050 .00- CAMT.
-300.00 CSTMX
.50 PRFE
6.00 WDE
CHECK 310.50-
0034812/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

737899

IDENTIFICATION REFERENCE

DEC 17 10 28 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23797