BOOK 7517 PAGE 755

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

David M Regen Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 88

Notary Public

MY COMMISSION EXPIRES: 11-28-91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
David M. Regen, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	117-8-142
1515 Ferguson Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	24W-14230
Nashville, TN 37212 (CITY) (STATE) (P.O.ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREIN NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Julius A. Darden, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Regen, Jr. and David M. Regen, as Joint Tenants With The Right Of Survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 173, on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 173 fronts 60.00 feet on the southerly side of Ferguson Avenue and runs back between parallel lines, 140.00 feet to an alley.

BEING the same property conveyed to Julius A. Darden by deed from Eugene L. Watkins and wife, Helen D. Watkins, of record in Book 7016, page 366, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

2 1 7.8 5

IDENTIFICATION REFERENCE

APR 15 2 43 PM '88

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY, TN

unimproved ( ) This is improved (XX) property, know as 1515 Ferguson Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (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 convenant 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 his hand this 13th day of April, 19 88

Julius A. Darden

Julius A. Darden

BOOK 7517 PAGE 756

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julius A. Darden

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 19 88

Commission expires 1-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM ☆ NOTARY PUBLIC AT LARGE ☆ STATE OF TENNESSEE

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

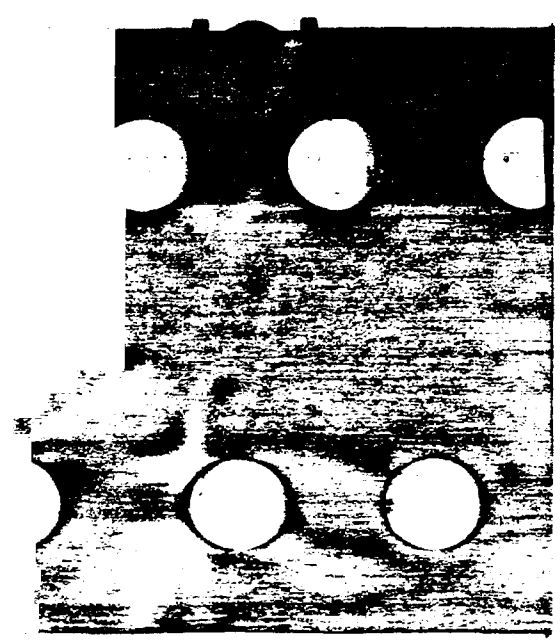
* or proved to be on the basis of satisfactory evidence.

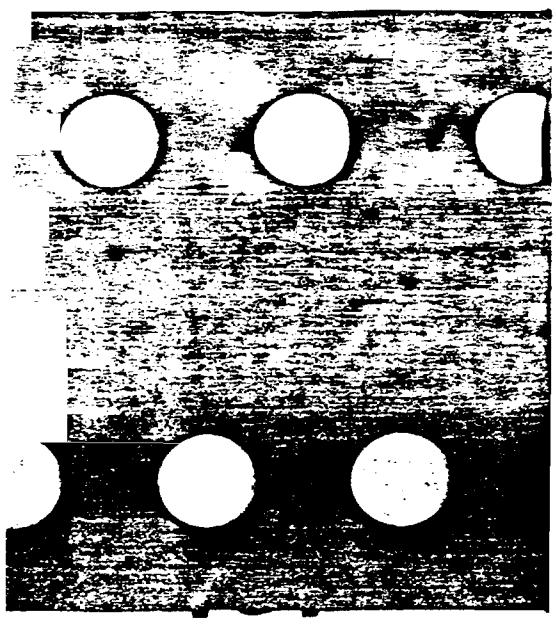
WARRANTY DEED

FROM
Julius A. Darden, Unmarried

TO
David M. Regen, Jr. and
David M. Regen

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7517 PAGE 757

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	66000.00
CON TX	184.80
PRFEE	0.50
WDEED	6.00
TOTAL	191.30
CHECK	191.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/15/88 01 14:43 0001 4963

21785

IDENTIFICATION REFERENCE

APR 15 2 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81101