file box 8/jcb

**THIS INSTRUMENT PREPARED BY:** **WILKINS & IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

| **ADDRESS NEW OWNER:** | **MORTGAGEE:** | **MAP-PARCEL NUMBERS:** |
|---|---|---|
| Douglas William Regen<br>3807 Rolland Road<br>Nashville, TN 37205 | First Tennessee Bank National Association<br>P. O. Box 1000, Dept. 47<br>Memphis, Tennessee 38148 | MAP 104-13<br>PARCEL 109<br>7DA-07305 |

**WARRANTY DEED** BOOK 7713 PAGE 638

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, Carey J. Gifford and wife, Eliece G. Gifford hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglas William Regen and wife, Marjorie Hines Regen 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. 5 on the plan of Abraham's Subdivision of Lot No. 22 Block "L" Whitland Realty Company's Subdivision, of record in Book 547, page 87, Register's Office for said County.

SAID Lot No. 5 fronts 100 feet on the southerly margin of Rolland Road and extends back 221 feet 4 inches on the easterly line and 225 feet 9 inches on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Carey J. Gifford and wife, Eliece G. Gifford by deed from James H. Bailey, III and wife, Linda A. Bailey of record in Book 5632, page 522, Register's Office for Davidson County, Tennessee.

8 8 9 5 7

IDENTIFICATION REFERENCE

Nov 29 11 48 AM '88

FILED & WILKINS REGISTER DAVIDSON COUNTY TN

1760 11/29 0101 03CHECK 487.97

This is (un)improved property, known as 3807 Rolland Road, 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 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 23rd day of November, 19 88.

Eliece G. Gifford

Carey J. Gifford

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 23rd day of November, 19 88, before me personally appeared Carey J. Gifford and wife, Eliece G. Gifford, 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.

**My Commission Expires:** 9-26-92

**Notary Public**

NOTARY PUBLIC AT LARGE

**STATE OF TENNESSEE**
**COUNTY OF** _____

BOOK 7713 PAGE 639

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 $ 145,900.00.

Marjorie Hines Regen
Affiant

Subscribed and sworn to before me, this the 23rd day of November, 1992.

My Commission Expires: 9-16-92

_____
Notary Public

WILKINS NOTARY PUBLIC

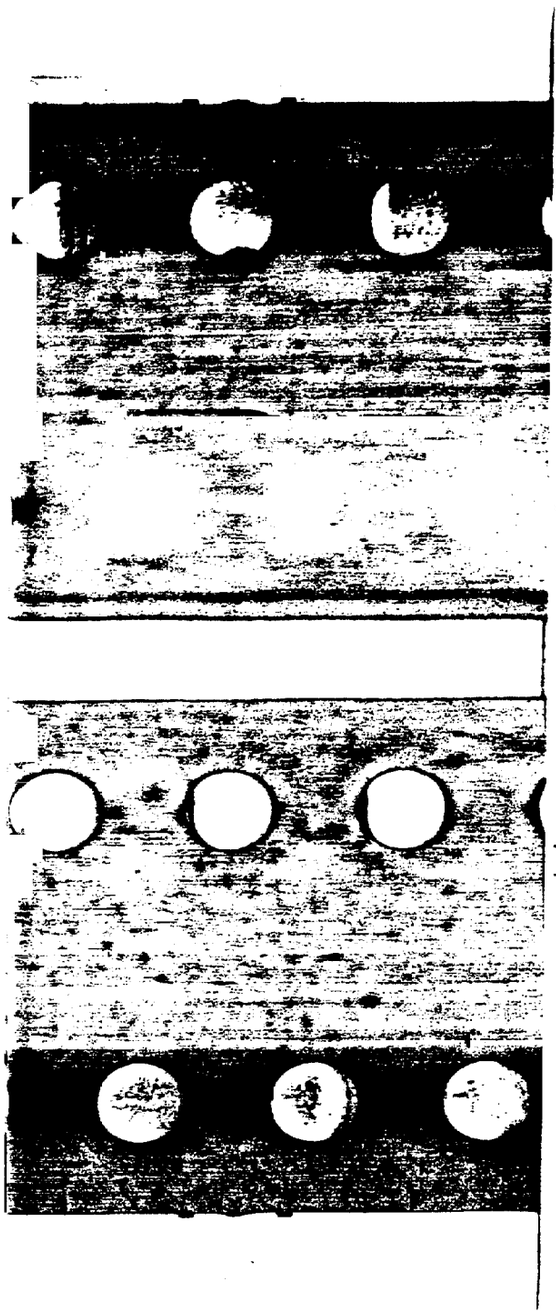
**WARRANTY DEED**

from:
Carey J. Gifford and wife, Eliece G. Gifford

to:
Douglas William Regen and wife, Marjorie Hines Regen

**WILKINS & IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27979



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

RECEIVED OF _____

FOR _____

BOOK 7713 PAGE 640

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 145900.00
CON TX 481.47
PRFEE 0.50
MDEED 6.00
TOTAL 487.97
CHECK 487.97

11/29/88 01 11:49 0001 1760

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

8.8.9.5.7.

IDENTIFICATION REFERENCE

NOV 29 11 46 AM '88

FELIX Z. WILSON - II REGISTER
DAVIDSON COUNTY, TN

No. 158273