Reg 95

WARRANTY DEED BOOK 9640 PG 547

FROM: Lee Chira, Trustee, Grantor

TO: Kenneth L. Regen

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Regen, Kenneth L. P.O. Box 148553 Nashville, TN 37214	Same	155-8C-114

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Seven Thousand Five Hundred and No/100 Dollars ($27,500.00).

Kenneth L Regen
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of April, 1995.

Notary Public

My Commission Expires: 11/27/96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Lee Chira, Trustee, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Kenneth L. Regen, Grantee, his heirs, successors and assigns, a residential subdivision lot in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 114 on the plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Grantor as Trustee, with full power to sell without joinder of any beneficiary, from Nashville Properties Partnership by deed of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Grantor also conveys to Grantee the water tap and sewer tap for said lot.

This is unimproved property known as 1416 Calloway Court, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1995 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Declarations of Covenants, Conditions and Restrictions for Poplar Creek Estates of record in Book 9472, page 824, said Register's Office.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, his heirs, successors and assigns, forever.

And Grantor does covenant 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors in trust and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 6th day of April, 1995.

Lee Chira Trustee
by Robert N. Buchanan III

LEE CHIRA, TRUSTEE
by Robert N. Buchanan III,
attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

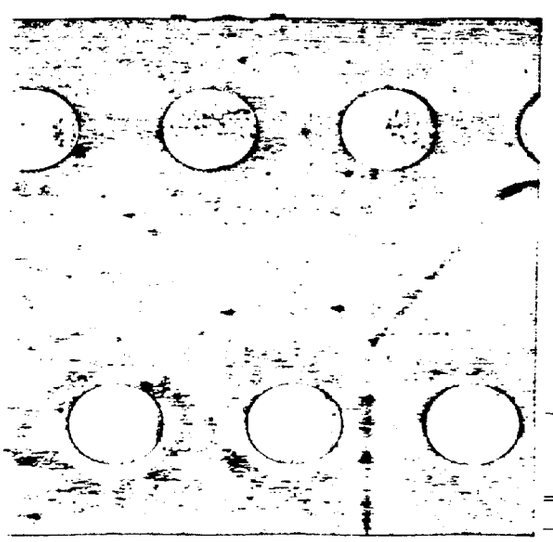
Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, Robert N. Buchanan III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as attorney in fact for Lee Chira in his capacity as Trustee and as his free act and deed.

Witness my hand, at Office this 6th day of April 1995.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

Appointment of record in Book 9065, page 12, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

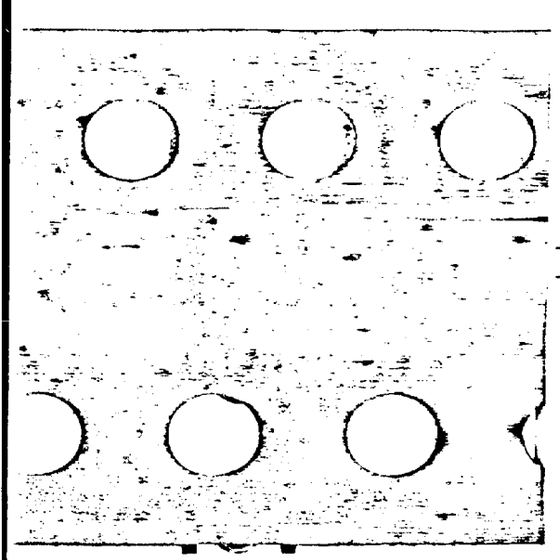
RECEIVED OF _____

FOR _____

BOOK 9640 PG 550

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	27500.00
CON TX	101.75
PRFEE	1.00
	12.00
TOTAL	114.75
CHECK	114.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/95 01 12:13 0001 8845

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IDENTIFICATION REFERENCE

97 APR -7 PM 12:11

No. 898352