0065877

SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:49

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN

ADDRESS NEW OWNER:
Carla Regan and Scott B. Regan
4406 Elkins Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 South Church Street
Murfressboro, Tennessee 37130

MAP AND PARCEL:
MAP 91-16
GROUP
PARCEL 67

WARRANTY DEED

BOOK 9687 PG 690

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Conner and wife, Dianne Conner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carla Regan and husband,Scott B. Regan, 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 the westerly 9 feet of Lot No. 305 and the easterly 41 feet of Lot No. 307 of Block No. 13 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
>
> Said parts of Lot Nos. 305 and 307 front together 50 feet on the northerly side of Elkins, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to James Conner and spouse, Dianne Conner, and Evelyn Lovelace by deed from Alice M. Robinson, a single person, of record in Book 8527, page 705, Register's Office for Davidson County, Tennessee, the said Evelyn Lovelace having conveyed her interest in the subject property to James Conner and wife, Dianne Conner by quitclaim deed of record in Book 9447, page 459, said Register's Office.
>
> Being the same property conveyed to James Conner and wife, Dianne Conner by deed from Alice M. Robinson, a single person, as of record in Book 8527, page 705, Register's Office for Davidson County, Tennessee.

This is improved property known as 4406 Elkins Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Metropolitan taxes for 1995 and subsequent years, a lien but not yet due and payable.
2. Plan of record in Book 57, page 103, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carla Regan and husband,Scott B. Regan, their heirs and assigns, forever; and we, James Conner and wife, Dianne Conner, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of May, 1995.

James Conner
James ConnerBy: Geneva Hoskins
Attorney-In-Fact

Dianne Conner
Dianne ConnerBy: Geneva Hoskins
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Geneva Hoskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of James Conner as his Attorney-in-Fact, as the free act and deed of the within named Geneva Hoskins. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Geneva Hoskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Dianne Conner as her Attorney-in-Fact, as the free act and deed of the within named Geneva Hoskins. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

BOOK 9687 PG 692

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

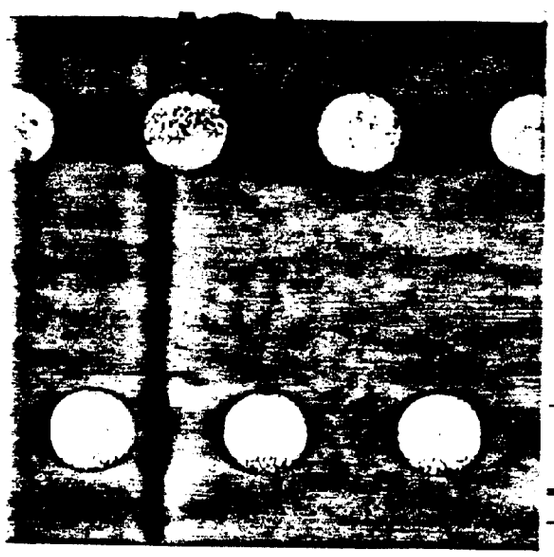
The actual value or consideration, whichever is greater, for this transfer is $ 74,500.00.

Scott B. Regan
AFFIANT

Subscribed and sworn to before me
this 26th day of May, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

6636 06/01 0101 03CHECK 288.65



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

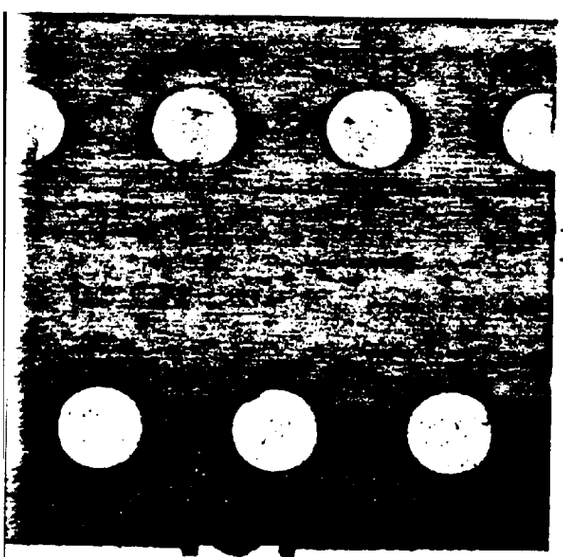
RECEIVED OF _____

FOR _____

BOOK 9687 PG 693

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 74500.00
CON TX 275.65
PRFEE 1.00
MDEED 12.00
TOTAL 288.65
CHECK 288.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/95 01 13:52 0001 6636

0065877
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915945