BOOK 9888PG889

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Barbara S. Regent
5605 Hearthstone Lane
Brentwood, Tennessee 37027

SEND TAX BILL:
To Owner

MORTGAGEE:
Bank of Green Hills
4205 Hillsboro Rd., Suite 101
Nashville, TN 37215-3336

MAP AND PARCEL:

MAP	160-11
GROUP	A
PARCEL	31.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark Allen Warden and wife, Elaine E. Warden, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara S. Regent, unmarried, hereinafter called the Grantee, her 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. 31 on the Plan of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, said Register's Office.

Being the same property conveyed to Mark Allen Warden and wife, Elaine E. Warden by deed from Mark Allen Warden of record in Book 9197, page 859, Register's Office for Davidson County, Tennessee.

This is improved property known as 5605 Hearthstone Lane, Brentwood, TN 37027.

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

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barbara S. Regent, unmarried, her heirs and assigns, forever; and we, Mark Allen Warden and wife, Elaine E. Warden do covenant with the said Grantee 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 Grantee, her 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 8th day of December, 1995.

Mark Allen Warden

Elaine E. Warden

95 DEC 14 PM 3:02
FELIX A. BRASHEAR, REGISTER
DAVIDSON COUNTY, TN.

0132124
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark Allen Warden and wife, Elaine E. Warden the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 265,000.00

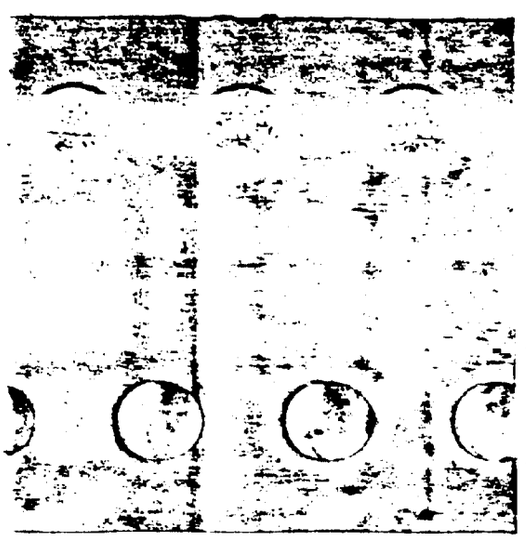
AFFIANT

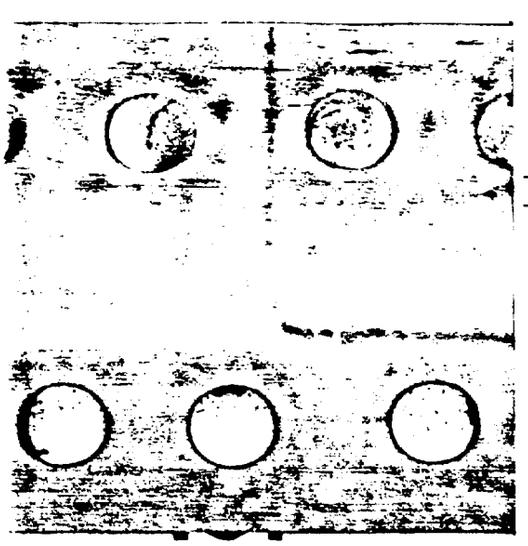
Subscribed and sworn to before me this 8th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

3373 12/14 0101 03CHECK 989.50





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

RECEIVED OF _____

FOR _____

BOOK 9888 PG 891

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
265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL 989.50
CHECK 989.50
12/14/95 01 15:05 0001 9373

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132124
IDENTIF. & REFERENCE

95 DEC 14 PM 3:02
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 986824