BOOK 9934 PG 312

WARRANTY DEED

Return to:
File Box "7"
Saturn & Mazer
(34198)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barney B. Regan, Jr. (NAME)	Century Mortgage Corp. (NAME)	MAP 155
6652 Autumnwood Drive (ADDRESS)	Two International Dr., Suite 507 (ADDRESS)	8-C
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	PARCEL 43

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Peter Forrest Talley and wife, Rosalina R. Borja-Talley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barney B. Regan, Jr. and Ann Louise Regen, husband and wife

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. 43 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, pages 339 through 347, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Forrest Talley and wife, Rosalina R. Borja-Talley by deed from Faxon Homes, Inc. of record in Book 8063, page 596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0146041 IDENTIF. ↑ REFERENCE

96 FEB -1 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3375 02/01 0101 03CHECK 575.10

unimproved ( )
This is improved (X) property, known as 6652 Autumnwood Drive, Nashville, TN 37221
(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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand & this 26th day of January, 19 96

Peter Forrest Talley by Lee C. Cuy, atty-in-fact
Peter Forrest Talley

Rosalina R. Borja-Talley by Lee C. Cuy, atty-in-fact
Rosalina R. Borja-Talley

STATE OF TENNESSEE
COUNTY OF

BOOK 9934 PG 313

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Forrest Talley and wife, Rosalina R. Borja-Talley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____ 19____.

Commission expires May 7, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of January, 1996, before me personally appeared Lee E. Cranford, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Peter Forrest Talley and wife, Rosalina R. Borja-Talley, and acknowledged that he executed the same as the free act and deed of the said Peter Forrest Talley and Rosalina R. Borja-Talley.

NOTARY PUBLIC

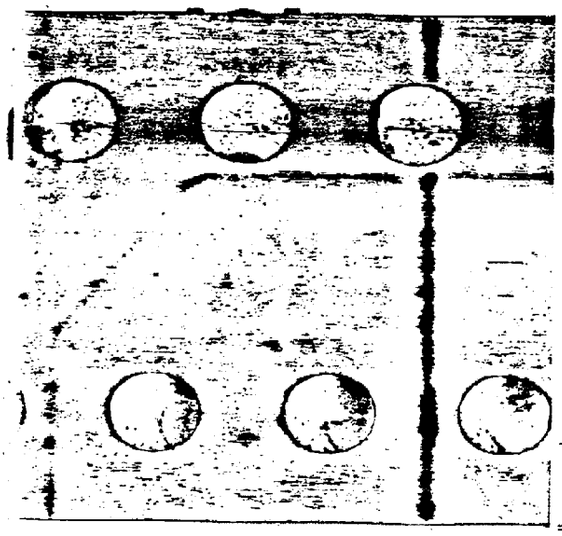
My Commission expires:

5/7/97

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Warranty Deed from Peter Forrest Talley and wife, Rosalina R. Borja-Talley, to Barney B. Regan, Jr. and Ann Louise Regen.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

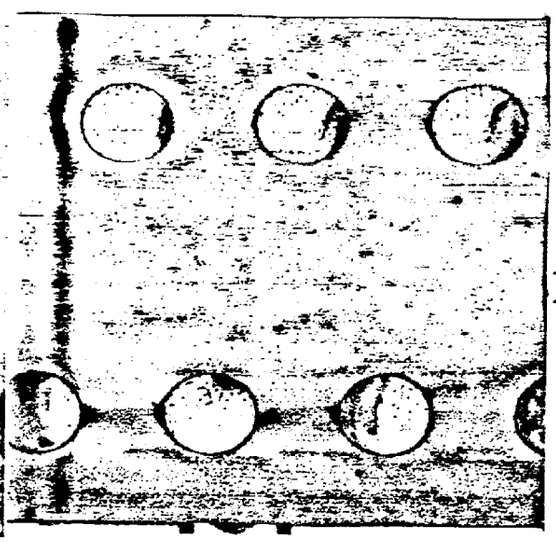
RECEIVED OF _____

FOR _____

BOOK 9934 PG 314

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 153000.00
CON TX 566.10
PRFEE 1.00
~~MDEED 0.80~~ ERR CO
MDEED 0.80-
MDEED 8.00
TOTAL 575.10
CHECK 575.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/96 01 10:27 0001 3375

0146041
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001617