BOOK 10505 PG 104

97 JUN 25 PM 1:25
DAVIDSON COUNTY, TN.

U3119557
IDENTIF. ✦ REFERENCE

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax 292-8746

W & I Ref.: (jb) Title No.: 38744
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert P. Dugan Rebecca E. Dugan 109 Westover Drive Nashville, Tennessee 37205	Countrywide Home Loans, Inc. 718 Thompson Lane, Ste. 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 130-2-84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 427500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Regan and spouse, Kate H. Regan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert P. Dugan and spouse, Rebecca E. Dugan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 81 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for said county.

SAID Lot No. 81 fronts 60 feet on the westerly margin of Westover Drive and extends back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to Michael D. Regan and wife, Kate H. Regan by Quitclaim deed from Christy W. Ivey, Trustee of record in Book 7067, Page 262, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 109 Westover Drive, Nashville, Tennessee 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 1997

Michael D. Regan

Kate H. Regan

State of Tennessee
County of Davidson

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On this 23rd day of June, 1997, before me the undersigned authority, personally appeared **Michael D. Regan** and **Kate H. Regan**, 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 the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 427500.00

Affiant

Sworn and subscribed before me on the 23rd day of June, 1997.

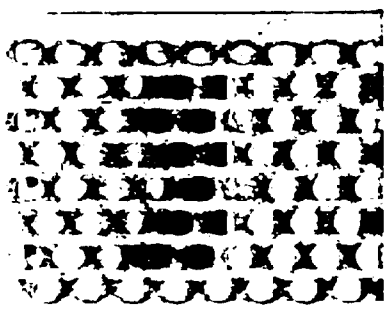
My Commission Expires: _____

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 1998

Notary Public

7145 06/25 0101 03CHECK 1590-75



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

RECEIVED OF _____

FOR _____

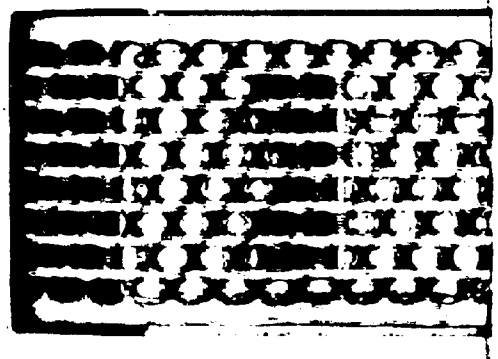
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
427500.00
CON TX 1581.75
PRFEE 1.00
WDEED 8.00
TOTAL 1590.75
CHECK 1590.75
06/25/97 01 13:29 0001 7145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03195517
IDENTIF. # REFERENCE

97 JUN 25 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1166963