RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
WATSON & ATKINS, P.C.
Larry B. Watson
320 Franklin Street
Clarksville, TN 37041-1109

BONNIE BLUE PROCTOR, ET AL

TO: CASH DEED

ROBERT JOSEPH REGAN

THIS DEED OF REALTY executed as of the 14th day of June, 1998, by Grantors, **BONNIE BLUE PROCTOR AND GAGE M. BLUE,** to Grantee, **ROBERT JOSEPH REGAN.**

WITNESSETH;

THAT GRANTOR for One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee **ROBERT JOSEPH REGAN,** his heirs and assigns forever, certain realty situated in the __th Civil District of Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 165 and part of Lot No. 164, on the plan of Victoria Place, of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 165 fronts 60 feet on the easterly side of Belmont Boulevard and runs back between lines, 156 feet on the northerly line and 17.7.2 feet on the southerly line to an alley and shows 60 feet on said alley. Said part of said Lot No. 164 is described as follows: Beginning on the easterly margin of Belmont Boulevard a the northwest corner of Lot no. 165; thence northerly along the westerly line of Lot 164, 4 feet to a point in the easterly margin of Belmont Boulevard; thence easterly and parallel with the line between Lots Nos. 164 and 165; 56 feet to a point; thence southeasterly to a point in the north line of Lot No. 165, said point being 100 feet easterly from the northwest corner of Lot No. 165; thence westerly along the north line of said Lot No. 165, to the point of beginning.

This being the same property conveyed to Roger Joseph Blue in Book 10,349 Page 144 in the Register's Office for Davidson County, Tennessee at Nashville. The said Robert Joseph Blue is now deceased and the Grantor's herein are his only heirs. The estate of Roger Joseph Blue is being probated in the Probate Court for Davidson County, Tennessee at Nashville, Docket No. 98P-346.

98 JUN 25 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0454975
IDENTIF. + REFERENCE

TO HAVE AND TO HOLD said real estate unto the said Grantee **ROGER JOSEPH REGAN**, his heirs and assigns forever.

THE GRANTORS COVENANT that they are lawfully seised and possessed of said real estate, have a perfect right to convey same, that is unencumbered, and that they will forever warrant and defend the title thereto unto the Grantee, his heirs and assigns forever, against all lawful claims.

TAXES for the year 1998 will be prorated.

BONNIE BLUE PROCTOR executes this deed by Power of Attorney for **GAGE M. BLUE** recorded in Book/10992 Page 10, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have hereunto signed this instrument on the day and date first herein written.

Bonnie Blue-Proctor
BONNIE BLUE PROCTOR, Grantor

Gage M. Blue by Bonnie Blue-Proctor
GAGE M. BLUE, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PERSONALLY appeared before me, **BONNIE BLUE PROCTOR,** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of June, 1998.

Notary Public

My commission Expires: 9-29-2001

MICHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this the 19th day of June, 1998, before me the Undersigned, personally appeared **BONNIE BLUE PROCTOR,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **GAGE M. BLUE** acknowledged that such person executed the same as the free act and deed of GAGE M. BLUE

WITNESS my hand, at office, this the 19TH day of June, 1998.

Notary Public

My Commission Expires: 9-29-2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $ 147000-, which amount is equal to or greater than the amount with the property would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 19TH day June, 1998.

Notary Public

My Commission Expires: 9-29-2001

ADDRESS OF OWNER: MORTGAGEE:

Robert Joseph Regan
3006 Belmont Boulevard
Nashville, TN 37212

FT Mortgage Companies
2974 LBJ Freeway
Dallas, TX 75234

DERIVES FROM TAX MAP # 117-8 PARCEL # 153

5585 06/25 0101 03CHECK 556.00

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

RECEIVED OF _____

FOR _____

BK 10992 PG 16

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 147000.00
CON TX 543.90
PRFEE 1.00
WDEED 12.00
TOTAL 556.90
CHECK 556.90

06/25/98 01 12:26 0001 5585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 25 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0454975
IDENTIF. ← REFERENCE

No. 1311392