0471775

IDENTIF. & REFERENCE

98 AUG -6 AM 10:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL-EM...

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Address New Owner And Send Tax Bills To:

Maxine M. Regen
c/o Richard S. Regen
915 Winston Place
Nashville, Tennessee 37204-3830

Map and Parcel Numbers:

Map 132-1, Parcel 186

BOOK 11055 PAGE 391

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **EMMA B. REGEN** (hereinafter referred to as the "Grantor" or "it"), an unmarried person, has bargained and sold, and by these presents does transfer and convey unto **MAXINE M. REGEN** (hereinafter referred to as the "Grantee"), in fee simple, the Grantor's undivided one-third interest in certain real property situated in the City of Nashville, Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the following: **(a)** 1998 real property taxes, which are

being prorated and assumed by Grantee; and **(b)** restrictive covenants, utility easements and other matters now of record.

The Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by it; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 28TH day of July, 1998.

Emma B. Regen

Emma B. Regen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Kenneth L Caylell
Affiant

Subscribed and sworn to before me, this the 31ST day of July, 1998.

Kimberly K. Hutton
Notary Public

My Commission Expires: Feb. 12, 2001

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Emma B. Regen, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal, this 28 TH day of July, 1998.

ELVIN E. PATE
Commission # 1167567
Notary Public — California
Los Angeles County
My Comm. Expires Feb 1, 2002

Elvin E. Pate
Notary Public

My Commission Expires: FEBRUARY 1, 2002

H:\Wpdat\PRO\2REGEN DEED wpd

Exhibit A BOOK 11055 PAGE 394

Property Description

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

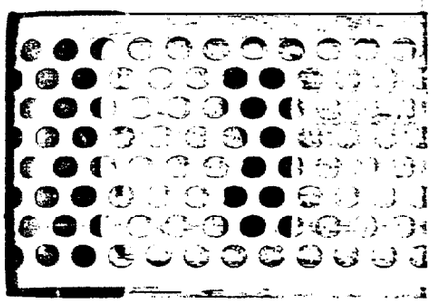
Said Lot No. 69 fronts 110 feet on the southerly side of Greerland Drive and runs back between lines, 175 feet on the easterly line and 200 feet on the westerly line to a dead line in the rear on which it measures 112.3 feet.

Being the same property conveyed to Mattie M. Regen and daughter, Mattie Pearl Regen, by deed from Claude Dunn Construction Company, Inc., of record in Book 3864, Page 401, Register's Office for Davidson County, Tennessee. Mattie M. Regen conveyed her one-half interest in the property to Mattie Pearl Regen by deed of record in Book 4673, Page 889, Register's Office for Davidson County, Tennessee, thereby making Mattie Pearl Regen the sole owner of the property. Mattie Pearl Regen is now deceased, and the last will and testament of Mattie Pearl Regen, of record in Will Book 172, Page 285, Probate Court Clerk's Office for Davidson County, Tennessee, devised a one-sixth interest in the property to Sarah F. Regen, a one-sixth interest to Emma B. Regen, a one-sixth interest to Maxine M. Regen and a one-half interest to Richard S. Regen. Sarah F. Regen conveyed her one-sixth interest in the property to Emma B. Regen by deed of record in Book 10648, Page 857, Register's Office for Davidson County, Tennessee, thereby making Emma B. Regen the owner of a one-third interest in the property. After the conveyance under this deed of Emma B. Regen's one-third interest, Maxine M. Regen will own a one-half interest in the property, with Richard S. Regen owning the other one-half interest.

This is improved property known as 951 Greerland Drive, Nashville, Tennessee 37204.

3495 08/06 0101 03CHECK 167.00

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



RECEIVED OF _____

FOR _____

BOOK 11055 PAGE 395

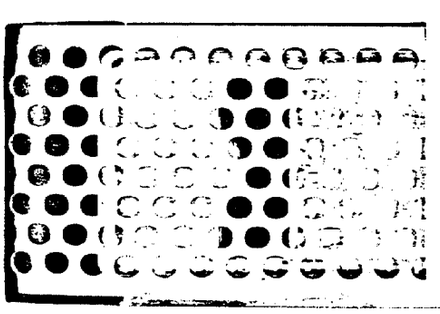
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 167.00
CHECK 167.00

08/06/98 01 10:38 0001 3495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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IDENTIF. ▲ REFERENCE
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329081