THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 217,900.00

Affiant

Subscribed and sworn to before me, this 14th day of August 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL S. McQUIGG 3006 Belmont Boulevard Nashville, Tennessee 37212	CAPITAL BANK & TRUST COMPANY 1820 West End Avenue Nashville, Tennessee 37203	MAP 117-8 PARCEL 153

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTEEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 217,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, ROBERT JOSEPH REGAN, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL S. McQUIGG and wife, ANN M. McQUIGG hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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.

SAID Lot No. 165 fronts 60.0 feet on the easterly side of Belmont Boulevard and runs back between lines, 156.0 feet on the northerly line and 157.72 feet on the southerly line, to an alley and shows 60.0 feet on said alley.

SAID part of said Lot No. 164 is described as follows: Beginning on the easterly margin of Belmont Boulevard at the northwest corner of Lot No. 165; thence northerly along the westerly line of Lot 164, 4.0 feet to a point in the easterly margin of Belmont Boulevard; thence easterly and parallel with the line between Lots Nos 164 and 165, 56.0 feet to a point; thence southeasterly to a point in the north line of Lot No. 165, said point being 100.0 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.

BEING the same property conveyed to Robert Joseph Regan by deed from Bonnie Blue Proctor and Gage M. Blue, heirs at law of Roger Joseph Blue, of record in Book 10992, page 13, and re-recorded in Book 11037, page 292, Register's Office for Davidson County, Tennessee.

This is improved property known as 3006 Belmont Boulevard, Nashville, Tennessee 37212

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself , his heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of August, 19 98 .

Robert Joseph Regan
by Fred Lawrence
ATTY IN FACT

ROBERT JOSEPH REGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____ , 19 _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____ , 19 _____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared FRED LAWRENCE, to me known to be the person who executed the foregoing instrument in behalf of ROBERT JOSEPH REGAN and acknowledged that he executed the same as the free act and deed of the said ROBERT JOSEPH REGAN.

WITNESS my hand seal this 14th day of August, 1998.

Notary Public

My commission expires: 9/29/2001

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

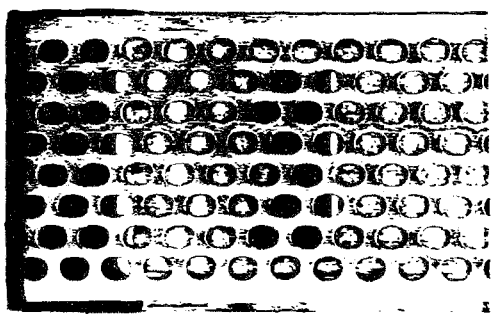
98 AUG 19 AM 10:58

REGISTER
DAVIDSON COUNTY, TN.

0476845

IDENTIF. & REFERENCE

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



RECEIVED OF _____

FOR _____

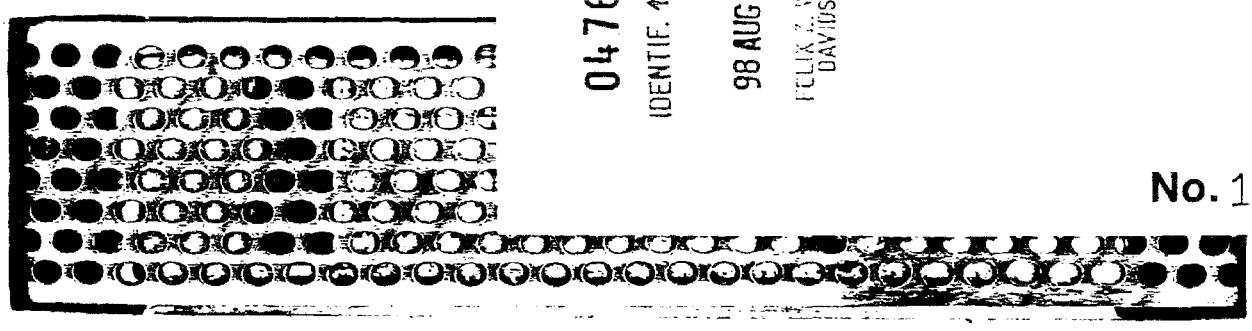
BOOK 11072 PAGE 332

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

CAHT
217904-01
DDV TA 80.00
PRFEE 1.00
WDEED 6.00
DFEE 1.00
TOTAL 87.00
CHECK 87.00
08/19/98 08 11:02 0001 9012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476845
IDENTIF. # REFERENCE

98 AUG 19 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1334519