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430R 09/01/98 01:01:01CASH 18.00

PREPARED BY BARNEY B. REGEN, 110 MATHIS DRIVE, DICKSON, TENNESSEE

Map 117-8 Parcel 142

QUITCLAIM DEED

FOR AND IN CONSIDERATION of our mutual love and affection, and for no monetary consideration, and for the purpose of creating a tenancy in common with right of survivorship, we, **David M. Regen** and **David M. Regen, Jr.**, hereby convey and quitclaim unto **Barney B. Regen, Trustee**, his successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, **Barney B. Regen, Trustee**, for the purpose of carrying out the intent of this conveyance, hereby convey and quitclaim unto **David M. Regen** a three-fifths (3/5) undivided interest in the Property, and to **David M. Regen, Jr.** a two-fifths (2/5) undivided interest in the Property, as tenants in common with right of survivorship, subject to the same limitations, restrictions, and encumbrances referred to above.

IN WITNESS WHEREOF, we have hereunto set our hands this 14 day of August, 1998.

04822296
IDENTIFICATION REFERENCE

98 SEP -1 PM 12:46
FELIX Z. SUMNER REGISTER
DAVIDSON COUNTY, TN.

David M. Regen

David M. Regen, Jr.

Barney B. Regen, Trustee

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 David M. Regen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of August, 1998.

Jewel A. Ramsey
Notary Public

My Commission Expires:
1/20/1999

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 David M. Regen, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of August, 1998.

Jewel A. Ramsey
Notary Public

My Commission Expires:
1/20/1999

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barney B. Regen, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 15th day of August, 1998.

Faye Lynn
Notary Public

My Commission Expires:
Sept. 17, 2001

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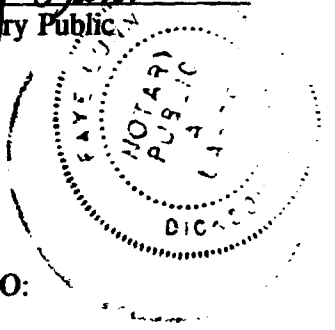
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

David M Regen
Affiant

Sworn to and subscribed before me, this 14th day of August, 1998.

Faye Lucas
Notary Public



My Commission Expires:

Sept. 17, 2001

ADDRESS OF OWNER(S):

4342 Sneed Avenue
Nashville, Tennessee 37215

Mail

SEND TAX BILLS TO:

David M. Regen
4342 Sneed Avenue
Nashville, Tennessee 37215

EXHIBIT A

Description of Property

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 173 on the Map of Victoria Place, of record in Book 332 at page 10 in the Register's Office of Davidson County, Tennessee. Lot No. 173 fronts 60.00 feet on the southerly side of Ferguson Avenue and runs back between parallel lines 140.00 feet to an alley.

Being the same property conveyed to David M. Regen, Jr. and David M. Regen by deed from Julius A. Darden dated April 13, 1998, of record in Book 7517 at page 755 in the Register's Office of Davidson County, Tennessee.