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

Map 104-7 Parcel 275

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 **Ingrid Lorraine Regen**, 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 seven-tenths (7/10) undivided interest in the Property, and to **Ingrid Lorraine Regen** a three-tenths (3/10) 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 19 day of August, 1998.

David B Regen
David M. Regen

Ingrid L Regen
Ingrid Lorraine Regen

Barney B. Regen, Trustee

0482297
IDENTIFICATION REFERENCE

98 SEP -1 PM 12:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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 19 day of August, 1998.

Marie F. Patterson
Notary Public

My Commission Expires:

1-29-2000

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 Ingrid Lorraine 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 official seal at Nashville, Tennessee, this 19 day of August, 1998.

Marie F. Patterson
Notary Public

My Commission Expires:

1-29-2000

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 3rd day of August, 1998.

Faye Lewis
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 30th day of August, 1998.

Faye Dixon
Notary Public

FAYE DIXON NOTARY PUBLIC AT LARGE DICKSON COUNTY

My Commission Expires:

Sept. 17, 2001

ADDRESS OF OWNER(S):

4342 Sneed Avenue
Nashville, Tennessee 37215

SEND TAX BILLS TO:

David M. Regen Mail
4342 Sneed Avenue
Nashville, Tennessee 37215

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EXHIBIT A

Description of Property

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

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Stokes and Marshalls Subdivision, of record in Book 332 at page 106 in the Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 50.0 feet on the northerly margin of Belcourt Avenue (formerly Stokes Street) and extends back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to LaVerne C. Regen by deed from Robin Z. Crow and wife, Ann L. Crow, dated October 27, 1989, of record in Book 7970 at page 752 in the Register's Office of Davidson county, Tennessee. Also being the same property devised to Eugene Marshall Regen, Jr., David Marvin Regen, and Barney Brooks Regen by the Last Will and Testament of LaVerne Cummins Regen, dated December 8, 1981, of record in Will Book 171 at page 299 in the office of the Clerk of the Probate Court of Davidson County, Tennessee. Also being the same property conveyed to David Marvin Regen by quitclaim deed from Eugene Marshall Regen, Jr., David Marvin Regen, and Barney Brooks Regen, Executors of the Estate of LaVerne Cummins Regen, dated February 17, 1993, of record in Book 8867 at page 241 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a one-fifth (1/5) undivided interest was conveyed to Ingrid Lorraine Regen by deed from David M. Regen, dated September 19, 1994, of record in Book 9475 at page 679 in the Register's Office of Davidson County, Tennessee.

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