PREPARED BY BARNEY B. REGEN, 110 MATHIS DRIVE, DICKSON, TN 37055

Map 104-11 Parcel 261

PICK-UP

QUITCLAIM DEED

Instr:200001030000063 Page: 1 OF 4
REC'D FOR REC 01/03/2000 9:01:30AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

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 **Samuel M. 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 three-fourths (3/4) undivided interest in the Property, and to **Ingrid L. Regen** a one-fourth (1/4) 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 27th day of December, 1999.

David M. Regen

Samuel M. Regen

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 27th day of December, 1999.

Karen C Yarbrough
Notary Public

My Commission Expires:

11-30-02

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Samuel 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 San Francisco, California, this 29 day of December, 1999.

Notary Public

My Commission Expires:

12/25/02

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 30th day of December, 1999.

Notary Public

My Commission Expires:

Sept. 17, 2001

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 27th day of December, 1999.

Karen C Yarbrough

Notary Public

My Commission Expires:

11-30-02

NAME AND ADDRESS OF OWNER:

David M. Regen
4342 Sneed Avenue
Nashville, Tennessee 37215

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:

> Land in Davidson County, Tennessee, being Lot No. 92 on the plat of Bransford Realty Company's Subdivision of the Edgar Jones home place, of record in Book 421 at page 7 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said Lot No. 92 fronts 60.0 feet on the northerly margin of Essex Place (Avenue) and extends back between parallel lines 215 feet to an alley. Its address is 2510 Essex Place.

Being the same property conveyed to David M. Regen and wife, Lieselotte W. Regen, by deed from Gregory M. Grana and wife, Janice T. Grana, dated December 26, 1985, of record in Book 6744 at page 941 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a 9/10 undivided interest was conveyed to David M. Regen and a 1/10 undivided interest was conveyed to Samuel M. Regen by quitclaim deed from David M. Regen and wife, Lieselotte W. Regen, dated February 4, 1992, of record in Book 8542 at page 528 in the Register's Office of Davidson County, Tennessee. Also being the same property in which a 7/10 undivided interest was conveyed to David M. Regen and a 3/10 undivided interest was conveyed to Samuel M. Regen by quitclaim deed from David M. Regen and Samuel M. Regen, dated September 19, 1994, of record in Book 9475 at page 676 in the Register's Office of Davidson County, Tennessee.