Instr:200004030032943 Page: 1 OF 2
REC'D FOR REC 04/03/2000 1:21:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $418.10

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38781 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **113,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **29th DAY OF MARCH, 2000.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
LARRY WOODSON and
LELIA GILCHRIST
2021 21st Avenue, South
Suite 300
Nashville, TN 37212

SEND TAX BILLS TO:
SAME

MAP-PARCEL #
104-11-150
27W 3435

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, DAVID MARVIN REGEN , UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY WOODSON and LELIA GILCHRIST**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 8 of the Plan of the Bransford Realty Company Subdivision of the Edgar Jones Home Place, of record in Book 421 at page 7 in the Register's Office of Davidson County, Tennessee.

SAID Lots 8 and 9 front 120 feet on the south side of Fairfax Avenue (formerly Jones Avenue), and extend back between parallel lines 185 feet to an alley.

BEING part of the same property conveyed to David Marvin Regen by deed from Eugene Marshall Regen, Jr., et al of record in Book 8867, page 236, Register's Office for Davidson County, Tennessee.

Unimproved (x)
This is improved ( ) property, known as **Lot 8, Fairfax Avenue, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of March, 2000.

David Marvin Regen

DAVID MARVIN REGEN

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 MARVIN 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 the 21st **DAY OF MARCH, 2000.**

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002