BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Instr:200004190039183 Page: 1 OF 1
REC'D FOR REC 04/19/2000 12:45:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $369.63

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2000.

(Affix Seal) Notary Public

My Commission Expires:

WARRANTY DEED

NOTARY PUBLIC WILLIAMSON COUNTY, TN EX. 1/30/02

Preparer's File #CHRISTIAN-00C0140

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Ste 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kenneth L. Regen	Regions Mortgage Inc.	51-7-83
307 Due West Avenue	605 South Perry Street	
Madison, Tennessee	Montgomery, AL 36104	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KENNETH L. REGEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Oakland Acres, Section 1, of record in Plat Boook 1424, page 53, Register's Office for Davdison County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Stephanie Christian and husband, Van E. Christian, II by deed from Federal Home Loan Mortgage Corporation, Corporation organized and exiting under the laws of the United States of America of record in Instrument No. 200002160015492 and re-record in Instrument No. 200004170038097, Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property know as **307 Due West Avenue, Madison, Tennessee** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **17th** day of **April, 2000**:

Stephanie Christian

Van E. Christian, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, W Aaron Fortune, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of April, 2000.

NOTARY PUBLIC LARGE MCCLERY CO., TENN.

Notary Public

My Commission Expires: July 14, 2002