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REC'D FOR REC 06/20/2000 12:26:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $77,000.00.

Subsribed and sworn before me this the 12th day of June, 2000.

My Commission Expires
April 6, 2004
(Affix Seal)

P. Emily Harbin
Affiant

Rita Ann Margrum
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. Y222691
7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
P. Emily Harbin
900 19th Ave. South.,#605
Nashville, TN 37212

Send tax bills to:
JEFFERSON HERITAGE MORTGAGE COMPANY
15435 CLAYTON RD./P. O. B
BALLWIN, MO 63022-0017

Map 92-16-B Parcel 64 CO

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,

Michael B. Regan and wife, Linda K. Regan

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

P. Emily Harbin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 605, Level 8 of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051, page 529 and amended in Book 7119, page 884, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed, the Plat of which is of record in Plat Book 6900, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Regan and wife, Linda K. Regan by Deed of record in Book 9770, page 366, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 900 19th Ave. South.,#605, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 12th day of June, 2000.

Michael B. Regan

Linda K. Regan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor(s), Linda K. Regan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2000.

My commission expires: April 6, 2004

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

Rita Ann Mangrum
Notary Public

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael B. Regan, 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, this 13th **day of June, 2000.**

My commission expires: 3/29/2003

Notary Public

BMP1 MICHAEL D. GRINSTEAD
COMM. #1213261
Notary Public-California
FRESNO COUNTY
My Comm. Exp. Mar. 29, 2003 BMP1